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 substantial decisions you will make in a new home construction task or a whole home remodelling. The best contractor secures your spending plan, schedule, design intent, and sanity. The wrong one can turn an appealing project into a slow, expensive disagreement that leaves everybody frustrated and your home half-finished.

Most house owners understand they must "get 3 quotes" and "check referrals." That advice is not wrong, but it is too thin for the size of the decision. A custom home builder or remodeling contractor will be involved in your financial resources, your life, your residential or commercial property, and often your family's regimen for months. You are not simply buying a product. You are hiring a group to manage thousands of information, lots of trades, an altering sequence of assessments, weather condition, preparations, style decisions, and unavoidable surprises behind walls or below grade.

The best choice is hardly ever the person with the flashiest truck or the lowest number on the first quote. It is the contractor who can explain the work clearly, cost it responsibly, communicate before issues become crises, and produce consistent results through a process you understand.

Start by knowing what type of contractor your task really needs

A new custom home, a kitchen remodel, a bathroom remodel, and a complete gut restoration all need construction ability, however they do not require the exact very same contractor profile. A company that stands out at ground-up new home construction might not be the best suitable for a firmly phased renovation in an

occupied home. A remodeling contractor who is outstanding at kitchens and baths may not have the staff, systems, or subcontractor depth to handle a big addition with structural steel, site drainage, and several license packages.

For a new develop, you typically need a home builder or general contractor with strong site management experience. That implies they comprehend excavation, structures, energy coordination, framing, roofing, mechanical rough-ins, insulation, building envelope details, and final surfaces. A custom home builder should also be comfortable dealing with designers, engineers, interior designers, property surveyors, and local inspectors. If the lot has slope, poor gain access to, wetlands, old trees to protect, or unusual zoning restrictions, the builder's planning capability matters as much as their carpentry.

For a whole home renovation, specifically one including structural modifications, mechanical upgrades, or an addition, you need a remodeling contractor who understands existing conditions. Remodelling work demands a different type of judgment. Old houses hardly ever reveal all their tricks throughout the first walkthrough. Framing might not match the drawings. Electrical work might have been changed by prior owners. Pipes may go through a wall everyone intended to eliminate. A strong remodelling contractor understands how to examine early, rate allowances truthfully, and safeguard the homeowner from avoidable modification orders.

For a kitchen remodel or bathroom remodel, the stakes are focused in smaller sized areas. Kitchens and bathrooms include many trades in tight series: demolition, framing, plumbing, electrical, a/c changes, drywall, tile, cabinetry, countertops, glass, painting, and trim. A small mistake in layout can affect appliance clearance, shower slope, vanity placement, or lighting balance. The ideal contractor for this work is detail-oriented and comfy coordinating selections early, since tile, fixtures, cabinets, and countertops drive both cost and schedule.

The least expensive quote frequently costs more later

Low quotes create a strong psychological pull. When one contractor is 15 or 25 percent below the others, it is tempting to believe you discovered someone efficient, starving, or refreshingly fair. Often that holds true. Regularly, a really low number means something essential is missing.

The missing product might be apparent, such as painting, permits, demolition, particles elimination, surface hardware, home appliance installation, or utility connections. It may be buried in vague language, such as "standard electrical" without a component count, "allowance for tile" without a square video basis, or "site work by owner" when website work is a major unknown. It may also be a sequencing concern. A contractor might price the noticeable surface work but underestimate the time needed for protection, short-term walls, dust control, evaluations, and corrections.

I have actually seen property owners compare two kitchen remodel bids where one was almost $18,000 lower. On evaluation, the lower bid omitted cabinet setup, under-cabinet lighting, backsplash tile, and floor patching where a wall was being gotten rid of. When those items were added, the bids were nearly identical, except the greater contractor had been transparent from the start. That is not a little difference. Openness before signing normally predicts less arguments after demolition.

A responsible contractor does not require to be the highest-priced option. Excellent firms still complete. But a fair price ought to reflect labor, supervision, materials, subcontractors, insurance, overhead, earnings, cleanup, and risk. If the cost is drastically lower than the rest, ask the contractor to walk you through exactly how they got to it. A confident professional will not be offended by that question.

Licensing, insurance, and the standard checks still matter

Before you fall in love with a portfolio, confirm the fundamentals. Requirements vary by state, county, and town, so the precise license type depends upon where the job is located. For bigger tasks, the contractor ought to be able to supply present licensing info, general liability insurance, and employees' payment coverage if they have workers. If they depend on subcontractors, those trades ought to bring suitable coverage as well.



Insurance is not documentation for documentation's sake. If somebody is injured on site, if a subcontractor damages the property, or if a water line stops working during the work, coverage can figure out whether the problem gets resolved professionally or ends up being a legal battle. Request for certificates directly from the insurance representative when appropriate, not simply a photocopy that has been being in a folder for three years.

Permitting is another early test. Some homeowners hope to avoid licenses to save cash or accelerate the job. Excellent contractors are normally cautious about that. Authorization requirements exist for security, resale paperwork, and code compliance. There are small cosmetic jobs that may not require permits, but structural modifications, electrical work, plumbing work, Remodeling contractor Vision Building and Renovation a/c work, additions, and many significant renovations normally do. If a contractor suggests avoiding a needed authorization, deal with that as a major caution sign.

What a serious price quote ought to include

A price quote does not need to check out like a legal book, but it should specify enough that both celebrations comprehend the very same job. Vague estimates are among the primary causes of construction dispute. They leave too much room for different assumptions.

An excellent quote for a whole home renovation or new home construction project must explain the scope, identify major additions and exclusions, state allowances where last choices are not yet made, and discuss how modifications will be priced. It needs to also clarify payment structure, expected schedule, warranty terms, and who is responsible for permits, design files, surveys, engineering, energy costs, and owner-supplied materials.

For example, "set up restroom tile" is inadequate. A much better scope describes the tile locations, waterproofing method, approximate square footage, pattern presumptions, grout type if known, specific niche or bench details, and whether tile material is consisted of as an allowance or provided by the owner. This level of detail may feel laborious before the job begins, but it prevents expensive misconceptions later.

Allowances deserve unique attention. An allowance is a placeholder quantity for something not yet selected, such as tile, lighting, pipes fixtures, appliances, or kitchen cabinetry hardware. Allowances are not inherently bad. They

are typically essential early in design. The problem comes when allowances are unrealistically low. A $3 per square foot tile allowance might make a bathroom remodel appearance cost effective on paper, however numerous homeowners select tile well above that number. The exact same applies to devices, counter tops, windows, doors, and lighting.

Ask whether the allowances match the quality level shown in the contractor's portfolio or gone over throughout your conferences. If you are planning a high-end kitchen remodel with inset cabinets, panel-ready home appliances, stone counter tops, and in-depth lighting, the allowances ought to show that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting works, but construction is not carried out in the sales meeting. The genuine test is how the contractor thinks. Ask concerns that reveal procedure, not just personality.

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

1. Who will handle the project daily, and how frequently will that person be on site?
2. How do you deal with change orders, unexpected 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 interact schedule updates, choices required, and delays?
5. Can you reveal me a just recently completed task similar in size and intricacy to mine?

The answers should be practical and specific. If you ask about unanticipated conditions in a restoration and the contractor states, "We never have problems," that is not assuring. Every skilled remodeling contractor has actually found rotten subflooring, small framing, hidden junction boxes, abandoned pipes, or out-of-level floors. The expert response is not that surprises never ever happen. The professional answer discusses how surprises are documented, priced, authorized, and incorporated into the schedule.

Communication design matters more than lots of homeowners expect. Some contractors utilize task management software with daily logs, pictures, and selection tracking. Others prefer phone calls, emails, and weekly site conferences. Either can work if the system is clear. What does not work is a property owner texting five various trades while the contractor assumes choices are being made elsewhere. For a large task, interaction needs a chain of command.

References are useful only if you ask the right questions

Most contractors can offer pleased recommendations. That does not make reference checks pointless, but it does mean you require to go deeper than "Were you pleased?" Individuals can be pleased and still reveal valuable details.

Ask past clients whether the last expense was close to the contracted amount, leaving out changes they asked for. Ask how the contractor handled issues. Ask whether the site was organized. Ask if employees showed up regularly. Ask how responsive the contractor was after the final payment. The post-completion question is particularly exposing. A contractor who returns to change a door, repair a component, or fix a punch list item after final payment is demonstrating long-lasting professionalism.



If possible, check out a completed task or an active task website. A finished home programs end up quality. An active task website reveals practices. Look for sensible cleanliness, secured floors, arranged products, published licenses where required, and proof that the work is being sequenced thoughtfully. Construction websites are not display rooms, however there is a visible difference in between active work and chaos.

Online reviews can assist, however read them with context. A single upset evaluation may not tell the entire story. A pattern of complaints about communication, billing surprises, unfinished punch lists, or missed schedules is more significant. Also take note of how the contractor reacts. Defensive, insulting replies to criticism can reveal how conflict might feel once money is on the line.

Match the contractor to the style team and project shipment method

Some property owners employ an architect first, total illustrations, then bid the task to several builders. Others generate a contractor early during style to supply budget feedback. Some utilize design-build companies that handle both design and construction under one roofing system. Each method can work, however the contractor must fit the structure.

For custom homes, early builder participation can conserve money if the architect and builder collaborate well. A home may be stunning on paper however pricey to construct because of window sizes, roofing complexity, structural spans, finish presumptions, or site gain access to. A seasoned custom home builder can flag cost drivers before the illustrations are total. That feedback is most beneficial when it comes early, not after authorization drawings are finished and the owner is emotionally attached to every detail.

For whole home renovations, early contractor input is typically even more important. Existing homes do not always comply with clean design ideas. Moving a kitchen to the opposite side of the house might need structural work, new drain routing, electrical service upgrades, and heating and cooling redesign. Eliminating a wall may be basic or might include beams, posts, footings, and second-floor load paths. An experienced general contractor can help the style group test these presumptions before the spending plan is exhausted.

Design-build can lower finger-pointing because one group owns the process. Traditional architect-led jobs can offer strong design advocacy and competitive pricing. Neither is instantly better. The key is clarity. Know who is responsible for illustrations, engineering, choices, permit submissions, prices updates, and field decisions.

Look carefully at scheduling promises

Every property owner desires a clear completion date. Contractors should provide schedules, but construction schedules are forecasts, not assurances versus weather condition, inspection delays, utility delays, product backorders, health problem, or owner decision delays. The concern is not whether a schedule ever alters. The issue is whether the initial schedule was reasonable and whether updates are handled professionally.

A bathroom remodel may take 3 to 6 weeks depending upon scope, examinations, tile intricacy, and material accessibility. A kitchen remodel often runs 6 to twelve weeks when demolition begins, sometimes longer if walls move, cabinets is custom, or major mechanical work is included. A whole home remodelling can take numerous months to more than a year. New home construction varies widely by size, website conditions, jurisdiction, style intricacy, and builder capacity.

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

Homeowner decisions also affect timing. Cabinets can not be ordered without last designs. Pipes rough-ins depend on fixture specs. Electrical walk-throughs depend on lighting strategies. Tile installation depends on selected material, pattern, and trim information. A contractor who presses you to make choices early is not being tough. They are protecting the schedule.

Understand the payment structure before work begins

Payment terms differ by region and job type, but they must be connected to clear milestones or development. Big deposits before any work or product buying can be dangerous. On the other hand, contractors ought to not be anticipated to fund a project for months. A fair payment schedule balances both sides.

For new construction, payments may line up with turning points such as foundation, framing, rough mechanicals, insulation, drywall, surfaces, and conclusion. For renovations, payments might be connected to mobilization, demolition, rough-in conclusion, assessments, drywall, kitchen cabinetry, tile, and considerable conclusion. The specific structure matters less than the clearness and proportionality.

Avoid money arrangements that bypass documents. They may look cheaper initially, however they leave the house owner exposed if there is a dispute, injury, lien claim, or guarantee problem. Composed agreements, recorded payments, signed modification orders, and lien releases where suitable become part of an expert project.

Lien laws vary by jurisdiction, however the standard concept is important: subcontractors and providers may have rights if they are not paid for work or products used on your home. For bigger jobs, ask how the contractor deals with lien waivers or releases. A reputable general contractor will comprehend the concern and have a process.

The agreement must protect the relationship, not just the contractor

A contract is not a sign of mistrust. It is a working document that keeps expectations lined up when the project gets hectic. The best contracts are clear enough that you hardly ever need to argue about what they mean.

At minimum, the agreement ought to determine the celebrations, home address, scope of work, agreement price or rates method, payment schedule, modification order procedure, insurance requirements, start and completion expectations, service warranty terms, dispute process, and termination conditions. It must reference drawings, specifications, allowances, and exclusions. If something is necessary to you, it belongs in writing.

Pay unique attention to exclusions. Exclusions are not always red flags. They are typically signs of honesty. A contractor may leave out harmful material remediation, energy company costs, landscaping repair work, window treatments, appliances, or style costs. That is acceptable if you understand it before signing. It is an issue only when exclusions are found after the spending plan is committed.

Change orders should also be defined. A change order can result from owner upgrades, design revisions, hidden conditions, code requirements, or scope clarifications. It needs to explain the included or credited expense and any schedule impact. Verbal modifications threaten. A quick discussion on site can end up being a $6,000 misconception 3 weeks later.

Pay attention to how the contractor handles your budget

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

If you are early in preparation, a contractor may not be able to offer a repaired cost. That is reasonable. However they ought to have the ability to explain whether your goals are normally aligned with your budget. If you desire a 3,500-square-foot custom home with premium windows, detailed millwork, a complicated roofline, and comprehensive site work, the builder needs to not pretend it can be priced like a simple production home. If you want a full kitchen remodel with wall removal, custom cabinets, new wood flooring, upgraded electrical, and high-end appliances, the contractor should help you understand the likely variety before you invest months developing beyond your means.

Value engineering is not the same as lowering a task. Great value engineering protects the style intent while minimizing unneeded expense. That may mean simplifying a roofing form, selecting a various window series, resizing an island to utilize standard slab dimensions, keeping pipes closer to existing places, or choosing a tile pattern that decreases labor. Poor worth engineering strips out the information that made the task worthwhile.

Red flags that deserve your attention

Some indication are apparent, such as no license where one is required, no insurance, or pressure to pay a big money deposit immediately. Other signs are subtler. A contractor who is sluggish to respond during the sales process may not become more responsive after signing. A contractor who refuses to supply a composed scope may be establishing future conflicts. A contractor who speaks severely about every architect, inspector, trade, or former customer might bring that exact same conflict into your project.



Watch for these particular issues:

1. The quote is considerably lower than equivalent quotes and lacks detail.
2. The contractor withstands licenses, written modification orders, or evidence of insurance.
3. References are unavailable, vague, or only from older projects.
4. The payment schedule is front-loaded beyond the value of work carried out or products ordered.
5. Communication feels rushed, dismissive, or puzzling before the agreement is signed.

One red flag does not always indicate you must walk away. A little contractor may have a casual price quote format however excellent workmanship and recommendations. A busy builder might take a couple of days to call back because they are on website fixing real issues. Usage judgment. Patterns matter more than isolated imperfections.

Small contractors, big firms, and the middle ground

Homeowners often ask whether they should employ a big company or a smaller independent contractor. There is no universal answer. Big firms might use more official systems, deeper staffing, established trade relationships,

and more powerful administrative assistance. They may also bring greater overhead, which appears in the cost. Smaller sized contractors might offer direct owner involvement, versatility, and competitive pricing. They may also have actually restricted capability if multiple jobs require attention at once.

For a complex custom home, a builder with dedicated job management, approximating support, and tested subcontractor capacity can be worth the expense. For a thoroughly created bathroom remodel or kitchen remodel, a smaller sized remodeling contractor with outstanding field supervision may be perfect. For an occupied whole home restoration, the most important aspect may be not company size, however discipline: dust control, interaction, sequencing, day-to-day clean-up, and respect for the household.

Ask who will really be on your job. The company owner may offer the job, but a superintendent, project supervisor, lead carpenter, or supervisor may run it. Meet that person if possible. A strong job supervisor can make an excellent company feel outstanding. A weak one can make even a respectable company feel disorganized.

Occupied remodellings need a different level of planning

Living through a remodelling is not like viewing remodelling tv. Dust relocations farther than expected. Short-lived kitchens get old quickly. Animals find spaces in barriers. Children are captivated by tools. Workdays start early. Water or power might be shut down for portions of the day. A contractor experienced in occupied renovations plans for these realities.

If you are refurbishing while living in the home, go over work zones, dust security, short-term facilities, gain access to, parking, security, clean-up, and interaction. For a kitchen remodel, ask for how long you will be without a working sink, range, fridge, or dishwasher. For a bathroom remodel, verify whether another bathroom will remain offered. For a whole home restoration, it may be more economical and less demanding to leave temporarily, particularly if floors are being refinished, ceilings opened, a/c changed, or harmful products remediated.

There is a genuine trade-off here. Moving out expenses money, however it can speed the task and reduce everyday friction. Staying put conserves temporary real estate costs, however the contractor may need more time for defense, phasing, and daily clean-up. Neither choice is wrong. The ideal answer depends upon the project scope, household tolerance, spending plan, and schedule.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels
Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah
Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins
Vision Building & Renovation provides new home construction managed from foundation to final walkthrough
Vision Building & Renovation is locally owned and operated in Southern Utah
Vision Building & Renovation has been building since 2008 with over 15 years of experience
Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail
Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home
Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens
Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133
Vision Building and Renovation has an address of St. George, UT 84770
Vision Building and Renovation has a website https://builtbyvbr.com/
Vision Building and Renovation has Google Maps listing https://maps.app.goo.gl/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 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, visit their website at https://builtbyvbr.com/ or connect on social media via Instagram

After a fun day at St. George Children's Museum local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.