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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Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Choosing between a general contractor and a home builder sounds easy up until cash, permits, drawings, weather condition, inspections, subcontractors, and reality go into the image. The title on an organization card does not always inform you whether someone is the ideal suitable for your project. An experienced general contractor may be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. An experienced home builder might be the better choice when you are starting from a vacant lot and planning new home construction from the ground up.

The confusion is easy to understand. Both coordinate trades. Both manage schedules. Both deal with inspectors, providers, modification orders, and spending plans. Both can develop something significant. The distinction depends on the kind of work they are developed to handle, the systems they utilize, the risks they comprehend best, and the method they direct customers through decisions.

I have seen house owners hire a new home builder for a complex remodelling and find that working inside an existing structure was more unforeseeable than anyone anticipated. I have actually also seen people work with a remodeling contractor to construct a new custom home, just to find that site development, energy coordination, and long-range sequencing needed a different level of new-build experience. Neither specialist was always bad. They were simply running outside their strongest lane.

The right hire depends upon what you are developing, just how much design work is already total, just how much control you desire, the number of unknowns the project includes, and how comfy you are with the process.

What a general contractor in fact does

A general contractor is the main supervisor accountable for providing a construction task. On property jobs, that typically suggests hiring and collaborating subcontractors, buying products, scheduling assessments, keeping work moving, handling jobsite conditions, tracking expenses, and fixing problems as they appear.

A good general contractor does not just "know a guy" for each trade. They understand the order of operations. They understand why the plumbing technician requires to be roughed in before insulation, why a framing correction can impact cabinet layouts 3 months later, and why one missing window can hold up siding, drywall, trim, and final painting. They invest much of their time avoiding small problems from becoming costly delays.

General contractors are commonly employed for remodeling jobs, additions, repair work after damage, basement surfaces, structural alterations, and specialized upgrades. If you are opening up a wall between a kitchen and dining room, transforming a tub to a walk-in shower, completing an attic, or including 600 square feet to the back of a house, a general contractor or remodeling contractor is frequently the natural fit.

The strongest general contractors are especially important in existing homes since renovations need judgment. Older homes hardly ever match their drawings, if illustrations exist at all. A wall that appears non-load-bearing may carry roofing load through an odd framing path. Electrical electrical wiring might have been altered by 3 previous owners. Floor framing may run out level by an inch across a space. The contractor needs to diagnose, adjust, file, and keep the task moving without pretending your home is something it is not.

That type of work requires perseverance and field experience. It is something to install cabinets in a freshly framed kitchen with square walls and a level piece. It is another to install them in a 1940s home where the plaster differs in thickness, the flooring rolls towards the back entrance, and the homeowner wants the completed room to look clean without tearing the whole house apart.

What a home builder gives the table

A home builder concentrates on building homes, generally from an empty lot or a cleared structure website. Some builders specialize in production homes, where buyers select from set strategies and surface bundles in a prepared neighborhood. Others operate as a custom home builder, developing distinctive homes with architects, designers, engineers, and owners.

For new home construction, a builder's work typically starts before any framing team gets here. They might assist assess land, evaluation zoning limitations, coordinate studies, organize soil tests, quote sitework, cost energy connections, and determine allowing requirements. These early actions matter due to the fact that the expense of preparing land can shock even knowledgeable house owners. A lovely wooded lot might need clearing, grading, a long driveway, drainage work, septic style, well drilling, or energy extensions before the first footing is poured.

A home builder likewise comprehends the rhythm of structure from scratch. Excavation causes foundation work. Structure work leads to framing. Framing causes roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and final inspections. The series is cleaner than remodeling in some ways because the builder manages the whole structure. However the scale is bigger, and the capital, lead times, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap between the two functions. A general contractor can develop a new house if licensed, insured, experienced, and correctly staffed for that work. A home builder might likewise take on renovations,

especially additions or big remodels for past customers. In some markets, individuals use the terms interchangeably. A company might call itself a builder but do primarily remodels. Another might call itself a general contractor however concentrate on custom homes.

That is why you need to look beyond the label. Ask what type of work makes up most of their yearly volume. Ask to see jobs comparable to yours, not simply outstanding images. A stunning new farmhouse does not prove knowledge in remodeling a tight city row home. A spectacular kitchen remodel does not prove the company can deal with land development, structure coordination, and a year-long custom build.

I as soon as strolled a home where the owner had employed a builder known for new homes to complete a significant interior renovation. The builder was capable, sincere, and well related to. But the project dragged because his group was utilized to clean sequencing, open framing, and predictable strategies. The house had concealed plumbing disputes, irregular floorings, and residents living upstairs during construction. A remodeling contractor would have expected more of the friction, priced more investigative work upfront, and staged the job differently.



Match the professional to the project type

For most property owners, the easiest method to narrow the choice is to start with the nature of the project instead of the title of the professional. A kitchen remodel, bathroom remodel, room addition, basement restoration, or structural repair work normally points toward a general contractor with remodeling experience. A ground-up house normally points towards a home builder, especially if the design is custom or the site has actually complications.

Here is a useful comparison:

|Task type|Normally better fit|Why||-- |-- |--|| Kitchen remodel|General contractor or remodeling contractor|Existing conditions, trade sequencing, surface coordination, dust control, and tenancy preparation matter heavily|| Bathroom remodel|Remodeling contractor|Tight areas, waterproofing details, plumbing modifications, tile work, and schedule compression require remodelling experience|| Whole-house restoration|General contractor|Existing structure, phased work, structural modifications, and hidden conditions

drive the task|| Room addition|General contractor or builder|The very best fit depends on whether the work is more renovation-heavy or new-structure-heavy|| New home construction|Home builder or custom home builder|Sitework, permitting, full-house sequencing, selections, and long-range cost control are main|

This contrast is not a stiff guideline. Some big remodeling contractors are outstanding at additions that feel practically fresh builds. Some custom builders have internal remodelling divisions that deal with intricate remodels magnificently. The essential thing is not the category. It matters experience.



When a general contractor is the smarter hire

A general contractor is typically the smarter work with when the project should tie into an existing structure. Existing homes develop unknowns. Even when strategies are detailed, the contractor might not know what is inside a wall till demolition starts. That uncertainty impacts rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may consist of cabinet replacement, new countertops, lighting, flooring, backsplash tile, and device installation. In practice, the job might include relocating pipes, upgrading electrical service, fixing subfloor damage near an old dishwasher, remedying a sagging ceiling, widening an opening, and collaborating cabinet shipment so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens frequently knows where surprises tend to conceal. They might advise opening a little area of wall before last rates. They might ask the cabinet designer for home appliance specifications early because a one-inch difference in fridge depth can impact nearby pantry cabinets. They might flag that moving a sink to an island requires venting alternatives that need to be confirmed before the style is finalized.

Bathroom remodels are another location where remodeling experience matters. A bathroom is small, however it is mechanically dense. Waterproofing details, framing flatness, drain area, glass clearances, fan ducting, and tile design all impact the outcome. I have seen house owners focus almost completely on tile selection while missing the more vital question: who is responsible for making certain the shower does not leak 5 years from now? The answer needs to be clear before work starts.

General contractors also tend to be much better suited for projects where the house owner remains in your home throughout construction. Living through a remodel is not easy. Dust barriers, temporary kitchens, bathroom gain access to, animal safety, parking, daily cleanup, and working hours enter into the job. Contractors who specialize in remodeling understand that safeguarding the existing home is not a courtesy. It is part of the scope.

When a home builder is the more powerful choice

A home builder is usually the more powerful choice when the job begins with land, strategies, and a full house to construct. New home construction requires coordination at a scale that differs from remodeling. The builder needs to manage the whole building envelope, site drainage, foundation precision, utility installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder should ideally be included before the drawings are totally complete. That does not suggest the builder changes the designer. It implies prices and constructability feedback can avoid expensive redesign later on. For instance, a designer might develop a dramatic wall of windows, a complicated roofline, or a cantilevered terrace. Those functions may deserve every dollar, but the owner should understand the expense before permit illustrations are finished.

A custom home builder can likewise assist align allowances with reality. Allowances are budget placeholders for products not yet selected, such as tile, lighting, appliances, plumbing fixtures, or flooring. If allowances are too low, the agreement cost looks appealing at signing but grows painfully during selections. A builder with transparent allowance practices will tell you whether the numbers match your expectations. If you are envisioning expert appliances, wide-plank hardwood, inset cabinets, and natural stone, the budget plan should not bring entry-level allowances.

The design question: who leads before construction starts?

Many property owners begin by calling contractors before they have enough details for precise prices. That is not wrong, however it can result in aggravation. A contractor can not price a kitchen remodel specifically from a discussion about "opening things up" and "including more storage." A builder can not offer a reputable custom home cost from a sketch and a Pinterest board.

The design path impacts whom you work with and when. For remodels, some general contractors provide design-build services, implying they handle design and construction under one roofing system or through close style partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the house owner wants a guided process and a single point of obligation. The benefit is continuity. The designer, estimator, and field group work toward the very same spending plan. The trade-off is that you might not be competitively bidding a completely finished plan to multiple contractors.

For custom homes, many owners work with a designer initially, then bring in a custom home builder during style development. Others hire a design-build home builder with internal or partner architectural services. Both approaches can succeed. The threat comes when design and budget plan establish independently. If the strategies are finished without expense input, the very first builder estimate may surpass the spending plan by 20 percent, 40 percent, or more, depending on the marketplace and complexity. At that point, the owner spends for redesign or starts cutting functions under pressure.

Good experts welcome early spending plan conversations. They may not give a repaired price without drawings, but they can recognize expense drivers. They can say, "That second-story addition will likely require structural upgrades listed below," or "A 500-foot utility run will not price like a basic subdivision connection," or "If you desire large-format tile because shower, we require flatter walls and a much better substrate strategy."

Licensing, insurance, and regional rules

Licensing rules vary by state, province, county, and municipality. Some locations need a general contractor license for any significant residential work. Others license specific trades but have looser requirements for the individual coordinating the job. New home builders might require registration with a state home builder board, warranty program, or regional structure authority. Because guidelines differ, homeowners need to validate requirements locally instead of depending on assumptions.

Insurance matters just as much as licensing. At a minimum, the contractor or builder need to carry general liability insurance and, if they have employees, employees' settlement coverage. If subcontractors are used, the prime contractor needs to have a process for collecting certificates of insurance. This is not documentation for paperwork's sake. If someone is injured on the residential or commercial property or a subcontractor causes damage, uncertain protection can end up being a serious problem.

Permitting is another practical test. A qualified specialist ought to be able to explain what permits are needed, who will get them, what inspections are expected, and how permit costs are handled. Beware if somebody recommends skipping permits for work that clearly needs them. Unpermitted structural, electrical, pipes, or mechanical work can produce safety issues and complicate resale.

How pricing differs between remodels and new builds

Pricing techniques vary, but property construction commonly falls under fixed-price agreements, cost-plus contracts, or hybrids with allowances and change orders. The very best approach depends upon how total the plans are and the number of unknowns exist.

A fixed-price contract provides the owner a defined rate for a specified scope. It works finest when drawings, requirements, selections, and site conditions are clear. In remodeling, fixed pricing can still include exemptions for hidden conditions, such as hidden rot, outdated wiring, or structural flaws discovered throughout demolition. That is sensible if the exclusions are specific and the change order procedure is clear.

Cost-plus agreements bill the owner for real costs plus a contractor charge, either a percentage or fixed cost. This technique can make sense for custom homes or complex remodellings where the scope can not be completely understood at the start. The owner gets versatility and openness, but likewise brings more expense threat. Strong reporting is essential. Without regular cost updates, cost-plus can become demanding quickly.

Allowances deserve cautious attention. An agreement might consist of a $4,000 device allowance, but the variety you want may cost $7,500 by itself. A bathroom remodel might include a tile allowance that covers basic ceramic

however not handmade tile or natural stone. Low allowances are among the easiest ways for a quote to appear competitive while downplaying the real task cost.

Contingency is likewise different between project types. For a fairly simple new home on a ready lot with complete plans, contingency might be lower than for a major restoration in an older house. For remodels, numerous specialists recommend owners to keep a reserve, often in the range of 10 to 20 percent depending upon age, intricacy, and just how much examination has actually been done. That is not a license for sloppy prices. It is acknowledgment that existing buildings can conceal costly surprises.

The questions that reveal fit

Interviews frequently expose more than sites. You are not only buying labor and products. You are hiring judgment, communication, and problem-solving under pressure. A sleek portfolio works, but the discussion must get specific.

Ask these questions before you decide:

1. How lots of tasks like mine have you completed in the last 2 years?
2. Who will supervise the task everyday, and how frequently will they be onsite?
3. How do you manage modification orders, surprise conditions, and allowance overages?
4. Can you provide recent recommendations for similar work, not simply your favorite projects?
5. What parts of this project worry you most from a cost, schedule, or constructability standpoint?

The last concern is particularly revealing. A weak contractor states, "Nothing, everything looks simple." A strong one pauses and offers a genuine answer. Perhaps the issue is gain access to for excavation devices. Possibly it is matching existing brick. Perhaps it is long lead times for custom windows. Perhaps it is keeping an operating restroom readily available while the other one is under construction. Experts who can determine threat early are more likely to handle it well.

Red flags that must slow you down

A low cost can be legitimate, but it should make sense. If 3 estimates for a bathroom remodel cluster around $38,000 to $45,000 and one comes in at $24,000, you require to understand why. Possibly the low bidder misinterpreted the scope. Maybe they left out pipes fixtures, glass, electrical upgrades, or authorizations. Possibly they prepare to use lower-cost materials. Or perhaps they are underpricing the task and wanting to recover through modification orders.

Be mindful with unclear scopes. "Remodel kitchen" is not a scope. A correct proposition must describe demolition, framing, electrical, pipes, a/c modifications if any, drywall, flooring, cabinetry, counter tops, backsplash, painting, permits, cleanup, and exclusions. It should clarify who provides home appliances, components, tile, lighting, cabinet hardware, and other surface items.

Communication throughout estimating likewise predicts interaction during construction. If someone misses visits, takes weeks to address fundamental concerns, or prevents written details before you sign, that pattern usually does not improve after a deposit is paid. Hectic professionals can still communicate plainly. Silence is not the like remaining in demand.

Another warning is pressure. A contractor or builder might have valid scheduling constraints, however you need to not feel hurried into a major contract without time to examine it. Residential construction includes too much cash and disturbance for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of special mention because they are common projects and simple to ignore. They integrate design, energy systems, surface workmanship, and daily household disturbance. A kitchen remodel may affect how a household eats for two months. A bathroom remodel may need cautious preparation if it is the only complete bath in the house.

A remodeling contractor who does these tasks regularly brings practical practices that do not constantly show in photos. They know to confirm appliance specs before rough electrical. They know a shower specific niche should be laid out with the tile pattern, not framed randomly and regretted later. They understand the vanity drawer should clear the supply lines. They know recessed medicine cabinets can conflict with plumbing vents in the wall. They know that a floor that looks "close adequate" before tile may look dreadful after large-format tile is installed.

Specialization likewise aids with schedule realism. A five-by-eight hall bathroom is not automatically a one-week task if it involves complete demolition, plumbing moving, electrical work, assessments, waterproofing, tile, glass measurement, and surface setup. Drying times, evaluation windows, and custom products matter. A professional schedule represent those actions instead of promising magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the whole construct. The builder needs to assist turn drawings and choices into a buildable, priced, arranged job. That consists of examining structural requirements, energy code details, window and door lead times, outside products, mechanical systems, and website logistics.

One typical error is selecting a builder too late. By the time strategies are ended up, owners may feel emotionally dedicated to a design that does not fit the budget. Bringing a home builder into the conversation earlier can protect the style intent while changing pricey details before they become pricey revisions. An easier roofline, a somewhat smaller sized footprint, or a various foundation technique can sometimes conserve significant money without harming how the home lives.

Another error is focusing only on cost per square foot. Cost per square foot can be a rough referral, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a bigger, simpler house. Sitework, porches, garages, ceiling heights, window plans, cabinetry, mechanical systems, and architectural complexity all misshape the number. Vision Building and Renovation Custom home builder A builder who provides a casual square-foot rate without understanding the plans and site is guessing.

Where additions fit

Additions sit between remodeling and new construction. They involve new structure, framing, roofing, and exterior work, but they also connect to an existing house. That connection is often the hardest part. The new flooring should meet the old flooring. The roofline should tie in without leakages. The outside ought to look intentional rather than added. Heating and cooling capacity may need review. Electrical service may need updating. The household might reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be appropriate. The deciding aspect is experience with tie-ins and occupied remodellings. A builder who mainly works on vacant lots may undervalue the trouble of protecting an existing home and decreasing disturbance. A remodeler who rarely manages

foundations and big structural framing might need stronger support from engineers and sitework trades. The best option is the specialist who can show finished additions similar in size and complexity to yours.

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
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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 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.