

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 between a general contractor and a home builder sounds basic until money, allows, drawings, weather condition, assessments, subcontractors, and reality go into the photo. The title on a business card does not always inform you whether someone is the ideal suitable for your project. A knowledgeable general contractor might be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. An experienced home builder might be the much better option when you are beginning with an uninhabited lot and preparing new home construction from the ground up.



The confusion is reasonable. Both coordinate trades. Both handle schedules. Both deal with inspectors, providers, modification orders, and budget plans. Both can develop something significant. The distinction depends on the kind of work they are built to manage, the systems they utilize, the dangers they understand best, and the way they direct clients through decisions.

I have seen property owners hire a new home builder for a complicated renovation and find that working inside an existing structure was more unpredictable than anyone expected. I have actually also seen people hire a remodeling contractor to develop a new custom home, only to discover that site advancement, energy coordination, and long-range sequencing required a different level of new-build experience. Neither expert was always bad. They were just running outside their strongest lane.

The right hire depends on what you are constructing, how much design work is currently complete, just how much control you desire, the number of unknowns the project includes, and how comfortable you are with the process.

What a general contractor in fact does

A general contractor is the main supervisor responsible for delivering a construction job. On property tasks, that generally indicates hiring and collaborating subcontractors, buying products, scheduling examinations, keeping work moving, handling jobsite conditions, tracking costs, and fixing problems as they appear.

A great general contractor does not just "understand a guy" for each trade. They comprehend the order of operations. They understand why the plumbing professional needs to be roughed in before insulation, why a framing correction can impact cabinet layouts three months later, and why one missing window can hold up siding, drywall, trim, and last painting. They invest much of their time preventing small issues from ending up being costly delays.

General contractors are commonly worked with for remodeling jobs, additions, repairs after damage, basement finishes, structural changes, and specialty upgrades. If you are opening up a wall in between a kitchen and dining-room, converting a tub to a walk-in shower, completing an attic, or including 600 square feet to the back of a home, a general contractor or remodeling contractor is frequently the natural fit.

The strongest general contractors are specifically valuable in existing homes due to the fact that renovations require judgment. Older homes rarely match their illustrations, if illustrations exist at all. A wall that appears non-load-bearing might bring roofing system load through a strange framing course. Electrical wiring may have been altered by three previous owners. Flooring framing might be out of level by an inch across a space. The contractor has to detect, adjust, document, and keep the task moving without pretending the house is something it is not.

That kind of work calls for patience and field experience. It is something to set up cabinets in a freshly framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster varies in density, the floor rolls toward the back door, and the house owner wants the finished space to look clean without tearing the entire home apart.

What a home builder brings to the table

A home builder concentrates on building houses, typically from an empty lot or a cleared building site. Some builders concentrate on production homes, where buyers select from set strategies and finish packages in a planned neighborhood. Others operate as a custom home builder, developing one-of-a-kind homes with designers, designers, engineers, and owners.

For new home construction, a builder's work frequently begins before any framing crew gets here. They may help examine land, review zoning restrictions, coordinate studies, arrange soil tests, quote sitework, rate utility connections, and recognize allowing requirements. These early steps matter since the expense of preparing land can shock even skilled property owners. A gorgeous wooded lot may need cleaning, grading, a long driveway, drain work, septic style, well drilling, or utility extensions before the very first footing is poured.

A home builder likewise comprehends the rhythm of structure from scratch. Excavation leads to foundation work. Structure work causes framing. Framing causes roofing, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final assessments. The series is cleaner than remodeling in some methods because the builder controls the whole structure. However the scale is larger, and the cash flow, lead times, selections, and coordination demands can be intense.

The overlap, and why it can be misleading

There is real overlap between the two roles. A general contractor can develop a new home if licensed, guaranteed, experienced, and appropriately staffed for that work. A home builder may likewise take on renovations, particularly additions or large remodels for previous customers. In some markets, people utilize the terms interchangeably. A company may call itself a builder however do mainly remodels. Another might call itself a general contractor but focus on custom homes.

That is why you need to look beyond the label. Ask what type of work comprises most of their annual volume. Ask to see jobs comparable to yours, not simply remarkable photos. A gorgeous new farmhouse does not show proficiency in remodeling a tight urban row home. A stunning kitchen remodel does not show the company can deal with land development, structure coordination, and a year-long custom build.

I when walked a house where the owner had worked with a builder understood for new homes to complete a significant interior remodelling. The builder was capable, honest, and well related to. But the job dragged since his group was utilized to clean sequencing, open framing, and foreseeable strategies. Your home had actually concealed plumbing disputes, unequal floors, and residents living upstairs during construction. A remodeling contractor would have prepared for more of the friction, priced more investigative work upfront, and staged the job differently.



Match the professional to the task type

For most property owners, the most convenient method to narrow the option is to start with the nature of the job rather than the title of the expert. A kitchen remodel, bathroom remodel, room addition, basement renovation, or structural repair work usually points towards a general contractor with remodeling experience. A ground-up home normally points toward a home builder, especially if the style is custom or the site has complications.

Here is a practical comparison:

Job type	Usually much better fit	Why	--	--	--
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, surface coordination, dust control, and occupancy planning matter greatly			
Bathroom remodel	Remodeling contractor	Tight areas, waterproofing information, plumbing changes, tile work, and schedule compression require renovation experience			
Whole-house restoration	General contractor	Existing structure, phased work, structural modifications, and concealed conditions drive the job			
Space addition	General contractor or builder	The very best fit depends upon whether the work is more			

renovation-heavy or new-structure-heavy|| New home construction|Home builder or custom home builder|Sitework, allowing, full-house sequencing, selections, and long-range cost control are central|

This contrast is not a rigid rule. Some large remodeling contractors are excellent at additions that feel practically fresh builds. Some custom builders have in-house remodeling departments that deal with complex remodels perfectly. The important thing is not the classification. It matters experience.

When a general contractor is the smarter hire

A general contractor is typically the smarter employ when the project should connect into an existing structure. Existing homes produce unknowns. Even when plans are detailed, the contractor might not know what is inside a wall until demolition starts. That uncertainty affects pricing, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it might include cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and home appliance installation. In practice, the job might involve relocating pipes, upgrading electrical service, fixing subfloor damage near an old dishwashing machine, fixing a drooping 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 regularly knows where surprises tend to conceal. They might suggest opening a small section of wall before final prices. They might ask the cabinet designer for home appliance requirements early since a one-inch distinction in refrigerator depth can affect surrounding pantry cabinets. They might flag that moving a sink to an island requires venting options that need to be verified before the style is finalized.

Bathroom remodels are another area where remodeling experience matters. A restroom is small, however it is mechanically dense. Waterproofing details, framing flatness, drain location, glass clearances, fan ducting, and tile layout all impact the final result. I have seen homeowners focus almost entirely on tile choice while missing out on the more vital question: who is responsible for ensuring the shower does not leak 5 years from now? The answer must be clear before work starts.

General contractors also tend to be better suited for tasks where the house owner stays in your home throughout construction. Enduring a remodel is difficult. Dust barriers, temporary kitchens, bathroom access, family pet security, parking, daily cleanup, and working hours enter into the job. Contractors who focus on remodeling understand that securing the existing home is not a courtesy. It belongs to the scope.

When a home builder is the stronger choice

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

For custom homes, the builder should ideally be included before the drawings are completely total. That does not mean the builder replaces the architect. It suggests prices and constructability feedback can prevent expensive redesign later on. For instance, an architect might create a remarkable wall of windows, an intricate roofline, or a cantilevered balcony. Those functions may deserve every dollar, however the owner must understand the expense before license drawings are finished.

A custom home builder can also help align allowances with reality. Allowances are budget placeholders for items not yet chosen, such as tile, lighting, devices, plumbing fixtures, or flooring. If allowances are too low, the agreement cost looks attractive at signing however grows painfully during choices. A builder with transparent

allowance practices will inform you whether the numbers match your expectations. If you are thinking of expert home appliances, wide-plank wood, inset cabinetry, and natural stone, the budget ought to not bring entry-level allowances.

The design concern: who leads before construction starts?

Many house owners begin by calling contractors before they have enough details for accurate prices. That is not wrong, however it can result in disappointment. A contractor can not price a kitchen remodel exactly from a conversation about "opening things up" and "adding more storage." A builder can not provide a trusted custom home rate from a sketch and a Pinterest board.

The design course impacts whom you employ and when. For remodels, some general contractors offer design-build services, meaning they manage design and construction under one roofing or through close style partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the house owner desires an assisted process and a single point of responsibility. The advantage is connection. The designer, estimator, and field group pursue the exact same budget. The compromise is that you might not be competitively bidding a fully ended up plan to multiple contractors.

For custom homes, lots of owners hire an architect first, then bring in a custom home builder during design development. Others hire a design-build home builder with internal or partner architectural services. Both techniques can succeed. The danger comes when design and spending plan establish individually. If the plans are completed without expense input, the very first builder price quote may go beyond the spending plan by 20 percent, 40 percent, or more, depending on the market and complexity. At that point, the owner spends for redesign or starts cutting functions under pressure.

Good specialists welcome early budget plan conversations. They might not offer a repaired price without drawings, but they can determine expense motorists. They can state, "That second-story addition will likely need structural upgrades listed below," or "A 500-foot energy run will not price like a standard subdivision connection," or "If you desire large-format tile because shower, we require flatter walls and a better substrate strategy."

Licensing, insurance coverage, and regional rules

Licensing guidelines vary by state, province, county, and municipality. Some locations require a general contractor license for any substantial residential work. Others certify specific trades however have looser requirements for the person coordinating the job. New home builders may require registration with a state home builder board, guarantee program, or regional building authority. Because rules vary, property owners should confirm requirements in your area rather than relying on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder should carry general liability insurance coverage and, if they have employees, employees' compensation protection. If subcontractors are utilized, the prime contractor needs to have a procedure for collecting certificates of insurance coverage. This is not documents for paperwork's sake. If someone is injured on the residential or commercial property or a subcontractor triggers damage, uncertain protection can become a serious problem.

Permitting is another dry run. A competent specialist should have the ability to discuss what authorizations are required, who will acquire them, what examinations are anticipated, and how permit costs are handled. Be cautious if someone suggests skipping licenses for work that plainly needs them. Unpermitted structural, electrical, plumbing, or mechanical work can create security problems and complicate resale.

How pricing varies in between remodels and new builds

Pricing techniques vary, but residential construction commonly falls under [yard installation](#) fixed-price contracts, cost-plus agreements, or hybrids with allowances and modification orders. The very best method depends upon how complete the plans are and how many unknowns exist.

A fixed-price contract gives the owner a defined price for a specified scope. It works best when drawings, specifications, selections, and website conditions are clear. In remodeling, repaired rates can still consist of exclusions for concealed conditions, such as concealed rot, out-of-date electrical wiring, or structural flaws discovered throughout demolition. That is affordable if the exclusions specify and the change order process is clear.

Cost-plus contracts bill the owner for actual costs plus a contractor fee, either a percentage or repaired cost. This method can make sense for custom homes or complicated remodellings where the scope can not be totally understood at the start. The owner gets versatility and openness, but likewise carries more cost danger. Strong reporting is essential. Without routine expense updates, cost-plus can become demanding quickly.

Allowances deserve careful attention. A contract may consist of a \$4,000 device allowance, but the variety you desire might cost \$7,500 by itself. A bathroom remodel may include a tile allowance that covers standard ceramic but not handmade tile or natural stone. Low allowances are among the simplest methods for a price quote to appear competitive while understating the true task cost.



Contingency is likewise various between project types. For a relatively uncomplicated new home on a prepared lot with total strategies, contingency may be lower than for a major restoration in an older home. For remodels, numerous specialists recommend owners to keep a reserve, typically in the variety of 10 to 20 percent depending on age, intricacy, and how much investigation has actually been done. That is not a license for sloppy pricing. It is recognition that existing buildings can hide costly surprises.

The concerns that reveal fit

Interviews often expose more than websites. You are not just buying labor and materials. You are working with judgment, communication, and analytical under pressure. A sleek portfolio works, but the conversation must get

specific.

Ask these concerns before you make a decision:

1. How numerous tasks like mine have you completed in the last two years?
2. Who will monitor the task day to day, and how often will they be onsite?
3. How do you manage modification orders, hidden conditions, and allowance overages?
4. Can you offer recent referrals for comparable work, not just your preferred projects?
5. What parts of this project fret you most from a cost, schedule, or constructability standpoint?

The last question is particularly exposing. A weak contractor states, "Absolutely nothing, all of it looks simple." A strong one pauses and offers a real response. Possibly the issue is access for excavation devices. Perhaps it is matching existing brick. Possibly it is long preparation for custom windows. Maybe it is keeping an operating restroom offered while the other one is under construction. Professionals who can determine risk early are most likely to manage it well.

Red flags that ought to slow you down

A low price can be genuine, but it should make good sense. If three price quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one comes in at \$24,000, you require to know why. Possibly the low bidder misinterpreted the scope. Possibly they excluded pipes components, glass, electrical upgrades, or permits. Perhaps they plan to utilize lower-cost products. Or perhaps they are underpricing the job and wanting to recuperate through modification orders.

Be mindful with unclear scopes. "Remodel kitchen" is not a scope. A proper proposal should explain demolition, framing, electrical, plumbing, a/c adjustments if any, drywall, floor covering, cabinets, countertops, backsplash, painting, permits, clean-up, and exemptions. It ought to clarify who supplies appliances, fixtures, tile, lighting, cabinet hardware, and other finish items.

Communication during estimating also anticipates communication during construction. If somebody misses visits, takes weeks to respond to fundamental questions, or avoids written information before you sign, that pattern usually does not improve after a deposit is paid. Hectic specialists can still communicate plainly. Silence is not the like remaining in demand.

Another red flag is pressure. A contractor or builder may have legitimate scheduling restrictions, however you must not feel rushed into a major contract without time to review it. Residential construction includes excessive money and disturbance for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of special mention since they are common projects and easy to ignore. They combine design, energy systems, surface workmanship, and daily household disruption. A kitchen remodel might affect how a household consumes for two months. A bathroom remodel might require mindful planning if it is the just full bath in the house.

A remodeling contractor who does these tasks routinely brings practical practices that do not constantly display in photos. They understand to verify appliance specs before rough electrical. They know a shower specific niche ought to be set out with the tile pattern, not framed arbitrarily and regretted later on. They understand the vanity drawer must clear the supply lines. They know recessed medicine cabinets can contravene pipes vents in the wall.

They know that a flooring that looks "close sufficient" before tile might look terrible after large-format tile is installed.

Specialization also assists with schedule realism. A five-by-eight hall bathroom is not immediately a one-week task if it includes full demolition, pipes relocation, electrical work, evaluations, waterproofing, tile, glass measurement, and surface installation. Drying times, assessment windows, and custom products matter. An expert schedule represent those steps instead of promising magic.

New home construction and the importance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the entire build. The builder needs to assist turn drawings and selections into a buildable, priced, set up job. That includes evaluating structural requirements, energy code information, window and door lead times, exterior materials, mechanical systems, and website logistics.

One typical error is picking a builder too late. By the time plans are finished, owners might feel mentally committed to a design that does not fit the budget plan. Bringing a home builder into the discussion earlier can protect the design intent while changing expensive details before they become costly modifications. An easier roofline, a somewhat smaller sized footprint, or a different structure method can sometimes save 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 finishes can cost more per square foot than a bigger, simpler home. Sitework, porches, garages, ceiling heights, window plans, kitchen cabinetry, mechanical systems, and architectural complexity all misshape the number. A builder who offers a casual square-foot cost without comprehending the strategies and site is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They include new structure, framing, roof, northernlandscapepros.com [paver patios](#) and **yard rehabilitation Northern Landscape** exterior work, however they also link to an existing house. That connection is frequently the hardest part. The new floor must satisfy the old floor. The roofline should tie in without leaks. The outside [custom landscapes](#) must look deliberate rather than tacked on. Cooling and heating capability might require review. Electrical service may need updating. The family might reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be proper. The deciding aspect is experience with tie-ins and inhabited restorations. A builder who mostly deals with uninhabited lots may undervalue the problem of protecting an existing home and reducing disruption. A remodeler who rarely handles foundations and big structural framing might require stronger support from engineers and sitework trades. The best choice is the professional who can reveal completed additions similar in size and intricacy 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

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