

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 hiring somebody to replace a backsplash or update a powder space. A whole home task touches structure, energies, finishes, scheduling, allowing, budgeting, family logistics, and typically the psychological weight of changing a location where individuals have lived for years. The contractor you pick will affect not only the finished home, however also how predictable, safe, and tolerable the procedure feels from the first website check out to the final punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make a good style feel chaotic. The distinction usually shows up early, in how carefully they ask questions, how plainly they describe danger, and how disciplined they are about scope, cost, and communication.

Whole home construction beings in an unique 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 starts to resemble New home construction because a lot of the existing home is opened, rebuilt, or reimagined. That is why the working with process should have more rigor than a simple cost comparison.

What "whole home construction" actually means

Homeowners typically utilize expressions like "complete remodelling," "gut remodel," "significant remodel," and "whole home construction" interchangeably, however contractors hear crucial distinctions in those words. A cosmetic restoration might leave walls, systems, and design mainly intact. A gut remodel may get rid of drywall

and completes down to the studs. Whole home construction typically suggests the entire home ends up being a coordinated project, whether every wall is demolished.

That coordination matters. Moving a kitchen sink may need floor framing changes, drain line rerouting, electrical panel capacity evaluation, counter top preparation, cabinet shop drawings, and a plumbing inspection. Expanding a main bathroom might affect a bed room closet, roofing system venting, waterproofing information, and tile choice. Opening a wall in between a kitchen and living room may activate structural engineering, beam setup, new floor covering shifts, and lighting design.

A qualified Remodeling contractor takes a look at these connections before assuring a price or timeline. Unskilled contractors tend to price the visible work and find the concealed work later. That does not always indicate they are deceitful. Often it suggests they do not have the systems needed for bigger projects.

The larger the project, the more the contractor's management skill matters. Craftsmanship is still necessary, but whole home construction needs sequencing, documents, trade coordination, expense control, and problem fixing. The individual who can build a beautiful bathroom may not necessarily be prepared to run a full-house restoration including fifteen subcontractors, 3 authorization revisions, and a family trying to return in before school starts.

Remodeling contractor, general contractor, home builder, and custom home builder: what is the difference?

The construction market utilizes overlapping titles, and homeowners are typically left to decipher them. A Remodeling contractor normally concentrates on modifying existing homes. They understand surprises inside old walls, uneven framing, occupied homes, dust security, selective demolition, and matching new work to existing conditions. For whole home remodellings, that experience is valuable.

A General contractor handles the total job. They may carry out some work with their own team and farm out the rest, or they might subcontract nearly whatever while collaborating schedule, quality, allows, examinations, and communication. For a big remodel, the general contractor is generally the main point of accountability.

A Home builder frequently focuses on New home construction, though lots of builders also handle additions and major remodels. Builders who work mostly from cleared lots might be excellent at ground-up construction but less acquainted with the constraints of working inside an older structure. That does not disqualify them, however it changes the concerns you ought to ask.

A Custom home builder is typically set up for unique homes with tailored layouts, greater design participation, and comprehensive finish selections. Some custom builders are exceptional choices for whole home construction when the remodel is extensive enough to look like building a custom home within an existing shell. The very best fit depends less on the label and more on appropriate experience, procedure, transparency, and group capacity.

The secret is to hire a contractor who has effectively completed tasks similar to yours in size, intricacy, surface level, and building type. A contractor who mainly does little bathrooms might be out of depth on a whole home. A new home builder might be strong on structure and scheduling but underestimate the intricacy of maintaining existing trim, tying into old systems, or securing occupied spaces. The right contractor has actually endured the type of project you are preparing and can speak about it in practical detail.

Start with scope, not price

Many homeowners begin by asking, "Just how much will this cost?" It is an affordable concern, but it is seldom the best very first question. A whole home project requires scope definition before prices has much meaning. Without a clear scope, three contractor estimates might appear to describe the exact same task while in fact including very different assumptions.

One quote might include new electrical throughout the home, while another consists of just visible fixture replacement. One might bring a realistic allowance for custom cabinets, while another presumes stock cabinets. One might consist of drywall repair in adjacent spaces, paint for the complete interior, authorization charges, engineering, short-term security, and particles elimination. Another may leave those items vague or exclude them entirely.

A useful early conversation sounds less like "What is your square-foot price?" and more like "Here is what we wish to change, here is what we want to protect, here is where we are versatile, and here is the budget variety we are attempting to respect." A professional contractor can then respond with honest assistance. In some cases that suggests confirming the job is practical. Sometimes it implies cautioning that the desire list is larger than the spending plan. That early stress is not a bad sign. It is typically the very first sign that you are handling somebody who will not inform you just what you wish to hear.

For example, a family preparing a complete first-floor remodel might want a bigger kitchen, new hardwood flooring, a rebuilt staircase, powder room relocation, and new windows. On paper, it seems like one project. In practice, it includes structural work, pipes, electrical, A/C, flooring continuity, surface woodworking, and exterior envelope details. If the budget plan is fixed, the contractor's task is not to amazingly compress truth. Their task is to help recognize top priorities and stage the work wisely if needed.

The finest contractors ask uncomfortable concerns early

A seasoned contractor understands that lovely renderings do not prevent spending plan overruns or schedule hold-ups. They ask about gain access to, parking, pets, children, work-from-home requirements, decision-making authority, funding, storage, long-lead products, and whether the family prepares to live in the home during construction.

Some of these questions feel premature, however they are not. If a household remains in the house during a major remodel, the contractor must plan dust barriers, short-term energies, safe pathways, sound expectations, and everyday cleanup. If the home is uninhabited, teams might work more efficiently, but security and climate control become more important. If a kitchen is removed, the household requires a short-term food plan. If bathrooms are destroyed in series, at least one operating bathroom may require to stay available.



A contractor who avoids these conversations may be trying to keep the sales process simple. Simplicity feels enjoyable at the beginning, then pricey later on. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor says, "We require to confirm that before I price it." They may recommend opening a small exploratory section of wall, bringing in a structural engineer, examining the drain line, examining attic access, or verifying the electrical panel. These actions cost time and sometimes money, but they decrease uncertainty. In older homes, particularly those built before modern codes or remodeled several times, assumptions are risky.

Licensing, insurance coverage, and financial stability

Before falling in love with a contractor's portfolio, confirm the essentials. Licensing requirements vary by state, county, and municipality, so house owners must check regional guidelines instead of rely on generic advice. A genuine contractor must be willing to offer license information, proof of general liability insurance, and employees' compensation coverage where applicable.

Insurance is not a procedure. Whole home construction includes demolition, ladders, electrical work, pipes work, open walls, heavy products, and numerous trades. If a worker is injured or a subcontractor damages the residential or commercial property, inadequate protection can develop serious direct exposure for the property owner. Request certificates directly from the insurance coverage company when suitable, and make sure the coverage dates extend through the anticipated task period.

Financial stability likewise matters, though it is harder to confirm. A contractor who is undercapitalized might depend on your deposit to end up someone else's project. Indication include unusually large in advance payment needs, hesitation to offer a composed contract, pressure to begin right away without files, or a price far listed below other certified bids. Competitive rates is welcome. Desperation prices is dangerous.

A healthy payment schedule ties payments to advance. For big jobs, deposits, milestone payments, and last retainage must be explained plainly in the agreement. The contractor requires cash flow to purchase products and pay trades, but the homeowner requires defense versus paying too far ahead of completed work. Great contracts balance both needs.

How to evaluate experience without being charmed by photos

Project pictures are useful, but they can misguide. A refined kitchen photo does not show whether the contractor fulfilled the schedule, dealt with inspections correctly, protected the rest of the house, managed change orders fairly, or returned after completion to solve concerns. A portfolio ought to begin the conversation, not end it.



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

References need to be recent and appropriate. A contractor's best customer from 10 years ago might not reflect the current crew, subcontractors, or service systems. Talking with past clients is most helpful when you ask particular concerns. Did the contractor communicate before issues ended up being urgent? Were change orders recorded? Was the site kept fairly tidy? Did the last expense line up with the approved scope? How did they manage service warranty items?

The most revealing concern is typically, "Would you hire them once again for a job of the same size?" Numerous clients can forgive small mistakes if the contractor was truthful, responsive, and accountable. Couple of clients forgive being ignored.

The style question: contractor initially, designer initially, or design-build?

Whole home construction usually needs style work before construction starts. The right course depends upon task complexity, permitting requirements, and how clearly you currently know what you want.

Some house owners work with an architect or property designer first, then bid the completed plans to contractors. This can work well for complex structural modifications, additions, historic homes, or jobs requiring

preparation board evaluation. The advantage is design independence and detailed drawings. The threat is developing beyond the spending plan if construction expense feedback comes too late.



Other house owners work with a design-build remodeling contractor, where style and construction live under one roofing or within one coordinated group. This can enhance interaction and bring expense feedback into the style process previously. The risk is that pricing may be less competitive if the homeowner does not look for outside contrast, so transparency and trust are essential.

A third approach is early contractor participation, where a designer or designer leads the style while a contractor provides preconstruction input. This is typically the most well balanced method for whole home construction. The contractor can flag cost concerns, sequencing concerns, and constructability problems while the illustrations are still flexible.

No method is best. What matters is that style, budget, and construction truth satisfy before the project is fully devoted. A stunning plan that can not be built for the available budget is not a plan. It is a costly disappointment.

Understanding price quotes, allowances, and change orders

A whole home quote need to be detailed enough to reveal what is consisted of, what is left out, and where assumptions remain. It does not need to list every screw, however it needs to break down major classifications such as demolition, framing, pipes, electrical, HEATING AND COOLING, drywall, insulation, kitchen cabinetry, countertops, tile, floor covering, painting, components, allows, and cleanup.

Allowances are worthy of special attention. An allowance is a placeholder amount for an item not yet chosen, such as tile, lighting, home appliances, plumbing components, or cabinets. Allowances are not inherently bad. They are frequently essential early at the same time. Problems arise when allowances are unrealistically low. A \$3,000 device allowance might work for a modest kitchen, however not for a premium kitchen with a panel-ready fridge, variety, ventilation insert, dishwasher, and beverage cooler.

Change orders are another typical part of remodeling. Existing homes consist of unknowns. Rot appears after siding is eliminated. Old plumbing stops working once disturbed. A wall believed to be non-load-bearing ends up to bring roof load. The problem is not whether change orders occur, but how they are handled.

A professional contractor files the modification, describes why it is required, costs it plainly, and gets approval before proceeding unless there is an immediate security concern. Homeowners must anticipate some contingency. For significant remodeling, a contingency of approximately 10 to 20 percent is frequently talked about, with older or more complex homes leaning greater. That money is not a contractor benefit. It is a financial buffer for uncertainty and owner-driven upgrades.

A short list for comparing contractor proposals

Use this checklist only after you have validated that each contractor is pricing the same general scope. If the strategies or presumptions differ, the numbers will not inform the complete story.

1. Confirm that significant scope categories are included, specifically demolition, allows, mechanical systems, surfaces, cleanup, and task management.
2. Compare allowances for cabinets, components, appliances, tile, floor covering, lighting, and hardware versus the quality level you in fact want.
3. Review exclusions carefully, considering that a low quote might merely move expenses outside the contract.
4. Ask how changes are priced, approved, and scheduled as soon as construction begins.
5. Evaluate communication quality, not simply total expense, because uncertain interaction usually ends up being expensive.

A proposition that is 8 percent higher however total might be less costly than a lower proposal filled with gaps. The objective is not to choose the most costly contractor. The objective is to pick the most dependable 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 seldom moves from demolition to conclusion in a couple of tidy weeks. Even when crews are efficient, genuine projects depend on authorization review, inspections, product lead times, trade schedule, weather, style choices, and unanticipated conditions.

A big Kitchen remodel alone can take numerous months from style to completion when cabinets, countertops, electrical, pipes, flooring, and assessments are consisted of. A Bathroom remodel might take weeks once construction begins, however specialized tile, custom glass, pipes components, and waterproofing assessments include time. Multiply that throughout an entire home and sequencing ends up being a serious preparation exercise.

Cabinets are a common schedule driver. Semi-custom or custom cabinets can take a number of weeks or longer depending on the shop and season. Windows and doors can likewise bring long preparations, particularly for custom sizes or particular finishes. Specialty tile, imported components, high-end devices, and custom millwork ought to be chosen early.

Permits vary extensively by location. Some jurisdictions concern easy interior remodel permits quickly. Others need plan evaluation, engineering, energy compliance paperwork, zoning review, or historical approval. A contractor knowledgeable about your regional building department can frequently anticipate requirements, but they can not control [New home construction Vision Building and Renovation](#) every review timeline.

Good contractors build schedules with dependences in mind. Rough pipes must happen before insulation. Examinations should take place before drywall. Cabinet setup depends on completed walls and floors sometimes, while floor covering may need to wait for unpleasant work to end up. Counter tops can not be fabricated up until cabinets are installed and templated. Shower glass can not be determined precisely until tile is total. These are not excuses. They are the physics of construction.

Living in the house during construction

Some homeowners remain through a whole home remodel to conserve rental expenses. Sometimes it works. Sometimes the savings vanish in stress, delays, and lowered productivity. The choice depends on the scope, the family, and the contractor's capability to phase work safely.

If the project impacts every bathroom, the kitchen, the heating and cooling system, or the electrical service, vacating may be the better choice. Living without a kitchen is bothersome. Living without trusted power, heat, safe exits, or sanitary facilities can end up being unreasonable. Households with young kids, senior family members, breathing problems, or requiring work-from-home schedules need to be especially cautious.

When homeowners stay, phasing becomes vital. The contractor might keep one restroom active while another is redesigned, develop short-lived partitions, preserve a short-lived kitchenette, and schedule energy shutoffs ahead of time. This includes coordination time and sometimes cost. Crews also work in a different way in an occupied home. They invest more time safeguarding surface areas, cleansing, securing tools, and managing day-to-day access.

There is no universal right response. A vacant home generally allows quicker, cleaner production. An occupied house may safeguard the budget from rental expenditure. The truthful contrast must include not only rent, but also task period, stress, safety, and the contractor's capability to maintain momentum.

Contract information that secure both sides

An expert contract must read like a working document, not an unclear pledge. It needs to identify the parties, property address, scope of work, contract rate or rates technique, allowances, payment schedule, estimated timeline, change order procedure, insurance coverage requirements, service warranty terms, conflict process, and conditions for termination.

The scope need to be specific enough that both celebrations can indicate the very same language later on and comprehend what was meant. "Remodel kitchen" is insufficient. "Set up owner-selected tile" is insufficient unless it clarifies whether the contractor includes substrate preparation, waterproofing where needed, trim pieces, grout, sealing if appropriate, and pattern complexity. Details prevent conflict.

Payment terms need to be tied to recognizable turning points. A contractor might request a deposit to book the schedule and begin procurement. Later on payments might represent demolition conclusion, rough-in completion, drywall completion, cabinet installation, considerable conclusion, and last conclusion. The specific structure differs by jurisdiction and task type, but the principle remains: cash needs to follow recorded progress.

Warranty language ought to be clear. Many contractors provide workmanship guarantees for a specified period, separate from producer service warranties on appliances, fixtures, windows, roofing, or other products. House owners need to understand who to call if a cabinet hinge fails, a faucet leaks, grout fractures, or a window seal stops working. Not every problem is the contractor's obligation, however an excellent contractor helps clarify the path to resolution.

The concealed value of preconstruction planning

Preconstruction is where many jobs are won or lost. It is the period before demolition when plans are improved, budget plans are reconciled, selections are made, authorizations are submitted, trade partners examine the work, and long-lead items are ordered.

Homeowners sometimes resist paying for preconstruction services due to the fact that they view "real work" as the activity on website. Experienced builders know otherwise. A day spent fixing cabinet dimensions before framing can prevent weeks of hold-up later. A plumbing walk-through before demolition can expose venting obstacles. A lighting plan reviewed before drywall can avoid awkward switch areas and costly rework.

For whole home construction, preconstruction might consist of site measurements, exploratory demolition, engineering coordination, estimating updates, schedule planning, value engineering, choice tracking, and permit preparation. The contractor might charge a preconstruction charge, especially for complex projects requiring substantial time before a construction contract is settled. That charge can be worthwhile if it produces a more accurate budget plan and smoother build.

Value engineering is typically misinterpreted. It needs to not imply stripping quality blindly. Done well, it implies discovering smarter methods to attain the goal. Maybe moving a restroom wall 18 inches creates major plumbing cost, while a smaller sized design change delivers most of the benefit for less cash. Perhaps custom built-ins in every room can be phased later, while electrical stopping and outlets are set up now. Maybe the job keeps existing window openings to avoid exterior masonry work. Good contractors bring these alternatives forward without making the homeowner feel silly for dreaming big.

Red flags that are worthy of attention

Not every warning sign implies you ought to walk away right away, but patterns matter. A contractor who is slow to return a first call may just be busy. A contractor who is vague, evasive, uninsured, undocumented, and pushing you for a deposit is revealing you the future.

Be mindful when a contractor supplies a firm rate after a quick walkthrough for a complicated whole home project without any illustrations. Be cautious when the bid is drastically lower than others and the explanation is "we just work much faster." Beware when they dismiss authorizations as unneeded without a sound legal basis. Beware when they decline to put promises in composing or dissuade you from speaking with current clients.

Also pay attention to how they speak about prior clients, inspectors, designers, and subcontractors. Construction needs cooperation. A contractor who blames everybody else for every single previous problem might eventually discuss you the same method. The very best contractors are honest about challenges without sounding careless 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 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 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.