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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Hiring a remodeling contractor for whole home construction is not the like employing someone to change a backsplash or update a powder space. A whole home job touches structure, energies, finishes, scheduling, allowing, budgeting, household logistics, and often the emotional weight of changing a place where people have actually lived for years. The contractor you choose will influence not just the completed home, but also how predictable, safe, and bearable the process feels from the very first website check out to the final punch list.

A strong General contractor can turn a complex vision into a buildable plan. A weak one can make a great design feel disorderly. The difference generally shows up early, in how carefully they ask concerns, how clearly they describe risk, and how disciplined they have to do with scope, cost, and communication.

Whole home construction beings in a special classification. It might include a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, foundation work, additions, roofing system changes, window replacement, electrical service upgrades, a/c redesign, new pipes, insulation, floor covering, millwork, and outside improvements. In some cases, it starts to look like New home construction since a lot of the existing house is opened, rebuilt, or reimagined. That is why the hiring process is worthy of more rigor than a basic rate comparison.

What "whole home construction" truly means

Homeowners frequently utilize phrases like "complete renovation," "gut remodel," "major remodel," and "whole home construction" interchangeably, however contractors hear important differences in those words. A cosmetic

renovation might leave walls, systems, and design mainly intact. A gut remodel might eliminate drywall and ends up down to the studs. Whole home construction often suggests the entire house becomes a collaborated project, whether every wall is demolished.

That coordination matters. Moving a kitchen sink might require flooring framing modifications, drain line rerouting, electrical panel capacity review, counter top lead times, cabinet store drawings, and a pipes inspection. Broadening a primary restroom may impact a bed room closet, roof venting, waterproofing details, and tile selection. Opening a wall in between a kitchen and living room might set off structural engineering, beam installation, new floor covering shifts, and lighting design.

A qualified Remodeling contractor takes a look at these connections before promising a cost or timeline. Inexperienced contractors tend to price the noticeable work and discover the hidden work later on. That does not constantly suggest they are deceitful. Sometimes it indicates they lack the systems needed for bigger projects.



The bigger the task, the more the contractor's management skill matters. Craftsmanship is still necessary, however whole home construction demands sequencing, documents, trade coordination, expense control, and issue solving. The person who can construct a gorgeous restroom might not necessarily be prepared to run a full-house remodelling involving fifteen subcontractors, 3 license modifications, and a household attempting to return in before school starts.

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

The construction industry utilizes overlapping titles, and property owners are often left to decipher them. A Remodeling contractor generally concentrates on changing existing homes. They comprehend surprises inside old walls, irregular framing, occupied homes, dust defense, selective demolition, and matching new work to existing conditions. For whole home renovations, that experience is valuable.

A General contractor handles the overall job. They might perform some deal with their own team and farm out the rest, or they may farm out nearly whatever while collaborating schedule, quality, permits, examinations, and interaction. For a large remodel, the general contractor is typically the central point of accountability.

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

A Custom home builder is typically set up for distinctive homes with tailored layouts, greater style participation, and comprehensive finish selections. Some custom builders are exceptional choices for whole home construction when the remodel is substantial enough to resemble developing a custom home within an existing shell. The very best fit depends less on the label and more on appropriate experience, procedure, openness, and team capacity.

The key is to hire a contractor who has actually successfully completed projects comparable to yours in size, complexity, surface level, and structure type. A contractor who mainly does small bathrooms might be out of depth on an entire house. A new home builder may be strong on structure and scheduling however underestimate the intricacy of preserving existing trim, connecting into old systems, or protecting occupied spaces. The right contractor has endured the type of job you are preparing and can speak about it in practical detail.

Start with scope, not price

Many property owners begin by asking, "Just how much will this cost?" It is an affordable question, but it is seldom the best very first question. A whole home project needs scope meaning before pricing has much meaning. Without a clear scope, three contractor estimates might appear to explain the exact same project while actually including really various assumptions.

One price quote might consist of new electrical throughout the home, while another includes only visible fixture replacement. One may bring a reasonable allowance for custom cabinets, while another assumes stock kitchen cabinetry. One may include drywall repair in adjacent rooms, paint for the complete interior, permit fees, engineering, momentary security, and particles elimination. Another might leave those products unclear or exclude them entirely.

A useful early discussion sounds less like "What is your square-foot price?" and more like "Here is what we wish to change, here is what we wish to preserve, here is where we are flexible, and here is the spending plan variety we are trying to respect." An expert contractor can then react with sincere assistance. Sometimes that means verifying the task is practical. In some cases it indicates warning that the dream list is larger than the budget plan. That early tension is not a bad sign. It is typically the very first sign that you are dealing with someone who will not tell you only what you wish to hear.

For example, a family preparing a full first-floor remodel might want a bigger kitchen, new wood floor covering, a rebuilt staircase, powder space moving, and new windows. On paper, it seems like one task. In practice, it includes structural work, pipes, electrical, HEATING AND COOLING, flooring connection, finish woodworking, and exterior envelope details. If the budget plan is fixed, the contractor's job is not to amazingly compress truth. Their job is to assist determine concerns and stage the work wisely if needed.

The finest contractors ask unpleasant questions early

A skilled contractor knows that lovely renderings do not avoid spending plan overruns or schedule hold-ups. They ask about gain access to, parking, pets, kids, work-from-home requirements, decision-making authority, funding, storage, long-lead materials, and whether the household prepares to reside in the home throughout construction.

Some of these concerns feel premature, however they are not. If a household remains in your house during a major remodel, the contractor should prepare dust barriers, momentary energies, safe pathways, noise expectations, and everyday clean-up. If the home is vacant, teams may work more effectively, but security and environment control become more important. If a kitchen is eliminated, the household requires a short-term food strategy. If bathrooms are demolished in series, at least one working bathroom might require to stay available.

A contractor who skips these conversations might be trying to keep the sales procedure simple. Simplicity feels pleasant at the start, then costly later. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor states, "We require to verify that before I price it." They may suggest opening a little exploratory section of wall, generating a structural engineer, checking the sewage system line, examining attic gain access to, or validating the electrical panel. These steps cost time and sometimes cash, but they minimize guesswork. In older homes, particularly those constructed before modern codes or remodeled several times, assumptions are risky.

Licensing, insurance, and financial stability

Before falling in love with a contractor's portfolio, validate the basics. Licensing requirements differ by state, county, and municipality, so property owners ought to examine regional rules instead of count on generic guidance. A genuine contractor ought to be willing to provide license details, proof of general liability insurance, and workers' settlement coverage where applicable.

Insurance is not a procedure. Whole home construction involves demolition, ladders, electrical work, plumbing work, open walls, heavy materials, and numerous trades. If an employee is hurt or a subcontractor damages the residential or commercial property, insufficient protection can create major exposure for the house owner. Ask for certificates straight from the insurance coverage company when suitable, and make sure the protection dates extend through the anticipated job period.

Financial stability likewise matters, though it is harder to validate. A contractor who is undercapitalized might depend on your deposit to end up someone else's task. Indication consist of abnormally big upfront payment needs, reluctance to provide a composed contract, pressure to start immediately without files, or a cost far listed below other qualified bids. Competitive prices is welcome. Desperation prices is dangerous.

A healthy payment schedule ties payments to advance. For big tasks, deposits, turning point payments, and last retainage must be described clearly in the contract. The contractor requires capital to purchase materials and pay trades, but the house owner needs protection versus paying too far ahead of finished work. Excellent contracts balance both needs.

How to examine experience without being impressed by photos

Project photos are useful, but they can misinform. A polished kitchen photo does not show whether the contractor fulfilled the schedule, managed evaluations properly, secured the rest of the home, managed change orders fairly, or returned after conclusion to deal with issues. A portfolio ought to begin the discussion, not end it.

Ask about jobs similar to yours. If your remodel involves a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, unequal framing, and matching historical information. If your job involves a contemporary open-plan redesign, inquire about structural beams, mechanical rerouting, recessed lighting

coordination, and floor leveling. If you are thinking about an addition as part of the remodel, ask how the contractor manages foundation tie-ins, roofing system combination, drainage, and outside product matching.

References must be recent and appropriate. A contractor's finest client from ten years back might not reflect the current team, subcontractors, or service systems. Speaking to previous clients is most beneficial when you ask particular questions. Did the contractor communicate before issues became urgent? Were change orders recorded? Was the website kept reasonably tidy? Did the final expense align with the authorized scope? How did they manage service warranty items?

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

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

Whole home construction typically needs style work before construction starts. The best course depends on task complexity, permitting requirements, and how plainly you currently know what you want.

Some property owners hire an architect or property designer initially, then bid the completed strategies to contractors. This can work well for complex structural modifications, additions, historic homes, or jobs requiring preparation board review. The benefit is style self-reliance and detailed illustrations. The risk is designing beyond the spending plan if construction expense feedback comes too late.

Other property owners work with a design-build remodeling contractor, where style and construction live under one roofing system or within one collaborated group. This can streamline communication and bring cost feedback into the design process earlier. The danger is that prices may be less competitive if the property owner does not seek outdoors comparison, so transparency and trust are essential.

A 3rd technique is early contractor participation, where a designer or designer leads the style while a contractor supplies preconstruction input. This is often the most balanced method for whole home construction. The contractor can flag expense problems, sequencing concerns, and constructability problems while the illustrations are still flexible.

No technique is ideal. What matters is that style, budget, and construction truth satisfy before the task is fully devoted. A gorgeous plan that can not be developed for the readily available budget plan is not a plan. It is an expensive disappointment.

Understanding estimates, allowances, and change orders

A whole home quote need to be detailed enough to show what is consisted of, what is left out, and where assumptions stay. It does not need to note every screw, however it ought to break down significant categories such as demolition, framing, plumbing, electrical, HVAC, drywall, insulation, cabinets, countertops, tile, floor covering, painting, components, permits, and cleanup.

Allowances should have unique attention. An allowance is a placeholder quantity for an item not yet chosen, such as tile, lighting, home appliances, pipes fixtures, or cabinets. Allowances are not naturally bad. They are frequently required early while doing so. Issues occur when allowances are unrealistically low. A $3,000 appliance allowance may work for a modest kitchen, but not for a premium kitchen with a panel-ready fridge, variety, ventilation insert, dishwashing machine, and drink cooler.

Change orders are another regular part of remodeling. Existing homes consist of unknowns. Rot appears after siding is gotten rid of. Old plumbing stops working when disrupted. A wall thought to be non-load-bearing turns out New home construction to bring roofing load. The issue is not whether change orders occur, but how they are handled.

An expert contractor files the change, discusses why it is required, rates it plainly, and gets approval before proceeding unless there is an urgent security problem. House owners should expect some contingency. For major remodeling, a contingency of approximately 10 to 20 percent is frequently gone over, with older or more intricate homes leaning higher. That cash is not a contractor reward. It is a monetary buffer for unpredictability and owner-driven upgrades.

A brief list for comparing contractor proposals

Use this list just after you have confirmed that each contractor is pricing the same general scope. If the plans or assumptions vary, the numbers will not tell the full story.



1. Confirm that significant scope categories are included, particularly demolition, allows, mechanical systems, finishes, clean-up, and project management.
2. Compare allowances for cabinets, fixtures, devices, tile, flooring, lighting, and hardware against the quality level you in fact want.
3. Review exclusions thoroughly, given that a low quote may just move expenses outside the contract.
4. Ask how changes are priced, approved, and set up when construction begins.
5. Evaluate interaction quality, not simply total expense, since unclear communication typically ends up being expensive.

A proposal that is 8 percent greater however total might be more economical than a lower proposition filled with gaps. The objective is not to choose the most expensive contractor. The goal is to select the most trusted number from a certified team.

Timeline: why whole home jobs take longer than homeowners expect

Television restoration timelines have distorted expectations. A whole home remodel rarely moves from demolition to completion in a few tidy weeks. Even when crews are efficient, real tasks depend upon license

review, examinations, product lead times, trade availability, weather condition, style decisions, and unpredicted conditions.

A large Kitchen remodel alone can take a number of months from style to completion when cabinets, countertops, electrical, plumbing, floor covering, and evaluations are consisted of. A Bathroom remodel might take weeks as soon as construction begins, however specialized tile, custom glass, pipes components, and waterproofing inspections add time. Multiply that across a whole home and sequencing ends up being a major planning exercise.

Cabinets are a common schedule motorist. Semi-custom or custom cabinetry can take several weeks or longer depending upon the shop and season. Windows and doors can also carry long preparations, especially for custom sizes or specific finishes. Specialized tile, imported fixtures, high-end home appliances, and custom millwork should be chosen early.

Permits differ commonly by location. Some jurisdictions concern easy interior remodel permits quickly. Others need plan evaluation, engineering, energy compliance documentation, zoning review, or historical approval. A contractor knowledgeable about your regional building department can often anticipate requirements, however they can not manage every review timeline.

Good contractors build schedules with reliances in mind. Rough plumbing needs to happen before insulation. Inspections should happen before drywall. Cabinet setup depends on completed walls and floors in some cases, while flooring may need to wait for messy work to end up. Countertops can not be fabricated till cabinets are set up and templated. Shower glass can not be measured properly up until tile is total. These are not reasons. They are the physics of construction.

Living in your house throughout construction

Some house owners remain through a whole home remodel to conserve rental costs. Sometimes it works. In some cases the savings vanish in tension, delays, and lowered performance. The choice depends on the scope, the family, and the contractor's capability to phase work safely.

If the project affects every restroom, the kitchen, the a/c system, or the electrical service, leaving may be the smarter choice. Living without a kitchen is bothersome. Living without dependable power, heat, safe exits, or sanitary facilities can end up being unreasonable. Households with young children, senior loved ones, respiratory concerns, or requiring work-from-home schedules must be particularly cautious.

When homeowners stay, phasing becomes vital. The contractor might keep one bathroom active while another is redesigned, create short-term partitions, keep a momentary kitchen space, and schedule energy shutoffs in advance. This includes coordination time and sometimes cost. Teams likewise work in a different way in an occupied home. They invest more time securing surfaces, cleaning, securing tools, and handling daily access.

There is no universal right answer. A vacant house normally allows faster, cleaner production. An occupied house might secure the spending plan from rental expense. The honest comparison ought to include not only rent, but likewise job period, stress, security, and the contractor's capability to preserve momentum.



Contract information that protect both sides

An expert agreement must read like a working file, not a vague guarantee. It must determine the parties, home address, scope of work, agreement price or rates method, allowances, payment schedule, estimated timeline, modification order procedure, insurance coverage requirements, warranty terms, conflict process, and conditions for termination.

The scope need to specify enough that both celebrations can indicate the very same language later on and understand what was meant. "Remodel kitchen" is not enough. "Install owner-selected tile" is incomplete unless it clarifies whether the contractor includes substrate preparation, waterproofing where required, trim pieces, grout, sealing if suitable, and pattern complexity. Information prevent conflict.

Payment terms must be connected to identifiable milestones. A contractor may request a deposit to schedule the schedule and begin procurement. Later on payments might correspond to demolition conclusion, rough-in conclusion, drywall completion, cabinet setup, considerable completion, and final conclusion. The specific structure varies by jurisdiction and job type, but the principle remains: cash ought to follow documented progress.

Warranty language should be clear. Numerous contractors supply craftsmanship warranties for a defined period, different from manufacturer guarantees on home appliances, components, windows, roofing, or other items. House owners must comprehend who to call if a cabinet hinge fails, a faucet leakages, grout cracks, or a window seal stops working. Not every issue is the contractor's obligation, but a good contractor assists clarify the course to resolution.

The hidden value of preconstruction planning

Preconstruction is where numerous jobs are won or lost. It is the period before demolition when plans are fine-tuned, spending plans are fixed up, choices are made, permits are sent, trade partners evaluate the work, and long-lead items are ordered.

Homeowners sometimes resist paying for preconstruction services since they see "real work" as the activity on site. Experienced builders know otherwise. A day spent dealing with cabinet dimensions before framing can prevent weeks of hold-up later. A plumbing walk-through before demolition can expose venting difficulties. A lighting strategy evaluated before drywall can avoid uncomfortable 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, selection tracking, and allow preparation. The contractor may charge a preconstruction cost, specifically for intricate projects requiring considerable time before a construction contract is completed. That charge can be rewarding if it produces a more accurate budget plan and smoother build.

Value engineering is often misunderstood. It should not indicate removing quality blindly. Done well, it indicates discovering smarter methods to achieve the goal. Maybe moving a restroom wall 18 inches creates significant plumbing cost, while a smaller sized design adjustment delivers most of the advantage for less cash. Possibly custom built-ins in every room can be phased later, while electrical stopping and outlets are installed now. Perhaps the task keeps existing window openings to avoid outside masonry work. Excellent contractors bring these choices forward without making the house owner feel foolish for dreaming big.

Red flags that are worthy of attention

Not every warning sign implies you ought to leave right away, however patterns matter. A contractor who is slow to return a very first call might simply be busy. A contractor who is unclear, incredibly elusive, uninsured, undocumented, and pressuring you for a deposit is revealing you the future.

Be mindful when a contractor provides a firm cost after a brief walkthrough for a complex whole home task with no drawings. Be cautious when the bid is significantly lower than others and the description is "we simply work faster." Be cautious when they dismiss licenses as unnecessary without a sound legal basis. Beware when they decline to put guarantees in composing or discourage you from speaking to current clients.

Also pay attention to how they discuss prior customers, inspectors, designers, and subcontractors. Construction needs cooperation. A contractor who blames everybody else for each previous difficulty may ultimately discuss you the exact same way. 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
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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 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.