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 somebody to replace a backsplash or update a powder room. A whole home task touches structure, energies, surfaces, scheduling, permitting, budgeting, household logistics, and often the psychological weight of changing a location where individuals have lived for years. The contractor you choose will affect not only the completed home, but also how foreseeable, safe, and bearable the process feels from the very first site visit to the last punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make even a good style feel disorderly. The distinction typically appears early, in how carefully they ask concerns, how clearly they discuss danger, and how disciplined they are about scope, expense, and communication.

Whole home construction sits in an unique category. It might include a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, foundation work, additions, roof changes, window replacement, electrical service upgrades, HVAC redesign, new plumbing, insulation, floor covering, millwork, and outside improvements. Sometimes, it starts to look like New home construction due to the fact that a lot of the existing house is opened, rebuilt, or reimagined. That is why the employing process deserves more rigor than a simple cost comparison.

What "whole home construction" really means

Homeowners often use phrases like "full renovation," "gut remodel," "major remodel," and "whole home construction" interchangeably, however contractors hear crucial differences in those words. A cosmetic remodelling may leave walls, systems, and layout primarily undamaged. A gut remodel may get rid of drywall and

ends up down to the studs. Whole home construction often implies the whole home becomes a collaborated task, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink may need flooring framing changes, drain line rerouting, electrical panel capability review, counter top preparation, cabinet store illustrations, and a plumbing assessment. Broadening a primary restroom might impact a bedroom closet, roofing venting, waterproofing details, and tile selection. Opening a wall in between a kitchen and living room might activate structural engineering, beam setup, new floor covering shifts, and lighting design.

A qualified Remodeling contractor looks at these connections before guaranteeing a cost or timeline. Unskilled contractors tend to price the visible work and find the concealed work later. That does not always suggest they are deceitful. Sometimes it means they lack the systems required for larger projects.

The larger the project, the more the contractor's management skill matters. Workmanship is still important, however whole home construction needs sequencing, paperwork, trade coordination, cost control, and problem solving. The individual who can build a lovely bathroom might not always be prepared to run a full-house remodelling involving fifteen subcontractors, 3 permit revisions, and a household trying to move back in before school starts.

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

The construction market uses overlapping titles, and homeowners are frequently delegated translate them. A Remodeling contractor usually concentrates on altering existing homes. They understand surprises inside old walls, uneven framing, occupied homes, dust defense, selective demolition, and matching new work to existing conditions. For whole home remodellings, that experience is valuable.

A General contractor handles the total project. They might perform some work with their own team and subcontract the rest, or they might subcontract nearly whatever while collaborating schedule, quality, permits, assessments, and communication. For a big remodel, the general contractor is generally the main point of accountability.

A Home builder often concentrates on New home construction, though many builders likewise take on additions and major remodels. Builders who work mostly from cleared lots may be exceptional at ground-up construction but less acquainted with the restraints of working inside an older structure. That does not disqualify them, however it Home builder alters the concerns you ought to ask.

A Custom home builder is normally established for one-of-a-kind homes with tailored layouts, higher design participation, and detailed finish selections. Some custom builders are outstanding choices for whole home construction when the remodel is extensive enough to resemble constructing a custom home within an existing shell. The very best fit depends less on the label and more on appropriate experience, procedure, openness, and group capacity.

The secret is to hire a contractor who has effectively finished tasks comparable to yours in size, complexity, surface level, and building type. A contractor who mostly does little bathrooms might be out of depth on a whole home. A new home builder may be strong on structure and scheduling however underestimate the intricacy of protecting existing trim, connecting into old systems, or safeguarding occupied areas. The best contractor has actually endured the type of project you are planning and can speak about it in useful detail.

Start with scope, not price

Many homeowners begin by asking, "Just how much will this cost?" It is a sensible question, however it is rarely the very best very first concern. A whole home project needs scope definition before pricing has much meaning. Without a clear scope, three contractor quotes may appear to describe the same task while in fact including extremely different assumptions.

One estimate may include new electrical throughout the home, while another consists of only visible component replacement. One might carry a realistic allowance for custom cabinets, while another assumes stock cabinets. One might include drywall repair in adjacent rooms, paint for the complete interior, license costs, engineering, temporary defense, and debris removal. Another may leave those items vague or exclude them entirely.

A beneficial 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 want to protect, here is where we are versatile, and here is the budget plan range we are trying to respect." An expert contractor can then respond with sincere assistance. In some cases that indicates validating the job is possible. Often it indicates cautioning that the wish list is bigger than the budget. That early tension is not a bad sign. It is often the very first sign that you are dealing with somebody who will not inform you just what you wish to hear.

For example, a household preparing a full first-floor remodel may desire a larger kitchen, new hardwood flooring, a rebuilt staircase, powder room relocation, and new windows. On paper, it sounds like one task. In practice, it includes structural work, pipes, electrical, HEATING AND COOLING, floor covering connection, finish woodworking, and outside envelope information. If the budget is repaired, the contractor's job is not to amazingly compress truth. Their job is to help recognize concerns and stage the work intelligently if needed.

The finest contractors ask unpleasant concerns early

An experienced contractor understands that lovely renderings do not avoid budget plan overruns or schedule hold-ups. They inquire about gain access to, parking, animals, children, work-from-home needs, decision-making authority, funding, storage, long-lead products, and whether the household prepares to reside in the home throughout construction.

Some of these questions feel early, but they are not. If a family stays in the house throughout a major remodel, the contractor needs to prepare dust barriers, short-lived utilities, safe pathways, sound expectations, and daily cleanup. If the home is uninhabited, teams might work more efficiently, but security and climate control become more crucial. If a kitchen is removed, the family requires a momentary food strategy. If bathrooms are demolished in series, a minimum of one operating restroom might require to stay available.

A contractor who skips these conversations may be attempting to keep the sales procedure simple. Simplicity feels enjoyable at the beginning, then costly later on. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor says, "We need to validate that before I price it." They might advise opening a small exploratory section of wall, generating a structural engineer, examining the sewage system line, examining attic gain access to, or verifying the electrical panel. These steps cost time and sometimes cash, however they minimize guesswork. In older homes, especially those developed before modern-day codes or redesigned a number of times, assumptions are risky.

Licensing, insurance, and monetary stability

Before falling in love with a contractor's portfolio, validate the basics. Licensing requirements differ by state, county, and town, so house owners need to check local guidelines rather than count on generic

recommendations. A legitimate contractor must be willing to offer license info, proof of general liability insurance coverage, and workers' compensation protection 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 hurt or a subcontractor damages the residential or commercial property, insufficient protection can develop severe exposure for the homeowner. Request for certificates straight from the insurance coverage company when appropriate, and make certain the protection dates extend through the expected task period.

Financial stability likewise matters, though it is more difficult to validate. A contractor who is undercapitalized might depend upon your deposit to end up another person's task. Indication consist of unusually big in advance payment demands, hesitation to offer a composed agreement, pressure to begin instantly without files, or a price far below other certified quotes. Competitive pricing is welcome. Desperation rates is dangerous.



A healthy payment schedule ties payments to progress. For large jobs, deposits, turning point payments, and last retainage ought to be explained clearly in the agreement. The contractor needs cash flow to purchase materials and pay trades, however the house owner needs protection versus paying too far ahead of finished work. Excellent contracts balance both needs.

How to evaluate experience without being dazzled by photos

Project pictures work, however they can misguide. A polished kitchen photo does disappoint whether the contractor fulfilled the schedule, handled evaluations effectively, protected the rest of the house, handled change orders fairly, or returned after completion to fix concerns. A portfolio should begin the discussion, not end it.

Ask about projects similar to yours. If your remodel includes a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, uneven framing, and matching historic information. If your project includes a contemporary open-plan redesign, ask about structural beams, mechanical rerouting, recessed lighting coordination, and flooring leveling. If you are thinking about an addition as part of the remodel, ask how the contractor manages foundation tie-ins, roofing integration, drainage, and exterior material matching.

References ought to be current and appropriate. A contractor's best customer from 10 years earlier may not show the current crew, subcontractors, or service systems. Consulting with past customers is most beneficial when you ask particular concerns. Did the contractor communicate before problems ended up being immediate? Were change orders recorded? Was the website kept reasonably tidy? Did the last cost align with the authorized scope? How did they handle guarantee items?

The most revealing concern is often, "Would you employ them again for a job of the very same size?" Many clients can forgive little errors if the contractor was sincere, responsive, and liable. Couple of customers forgive being ignored.

The design question: contractor first, architect first, or design-build?

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

Some property owners employ an architect or property designer first, then bid the completed strategies to contractors. This can work well for complicated structural modifications, additions, historical homes, or projects

requiring planning board review. The advantage is design independence and in-depth illustrations. The danger is creating beyond the budget if construction expense feedback comes too late.

Other house owners hire a design-build remodeling contractor, where design and construction live under one roof or within one coordinated group. This can enhance communication and bring cost feedback into the style procedure previously. The threat is that prices may be less competitive if the house owner does not look for outdoors contrast, so openness and trust are essential.



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

No technique is best. What matters is that design, spending plan, and construction reality fulfill before the project is completely devoted. A lovely plan that can not be built for the readily available spending plan is not a strategy. It is a pricey disappointment.

Understanding price quotes, allowances, and change orders

A whole home estimate should be detailed enough to reveal what is consisted of, what is left out, and where assumptions stay. It does not require to list every screw, but it needs to break down significant categories such as demolition, framing, plumbing, electrical, A/C, drywall, insulation, kitchen cabinetry, countertops, tile, flooring, painting, fixtures, allows, and cleanup.

Allowances are worthy of unique attention. An allowance is a placeholder quantity for an item not yet chosen, such as tile, lighting, home appliances, plumbing components, or cabinets. Allowances are not naturally bad. They are typically essential early at the same time. Problems occur when allowances are unrealistically low. A $3,000 home 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 beverage cooler.

Change orders are another regular part of remodeling. Existing homes consist of unknowns. Rot appears after siding is gotten rid of. Old pipes stops working once disturbed. A wall believed to be non-load-bearing ends up to carry roofing load. The issue is not whether modification orders occur, however how they are handled.

A professional contractor files the change, explains why it is needed, rates it plainly, and gets approval before continuing unless there is an immediate security concern. Homeowners should anticipate some contingency. For significant remodeling, a contingency of roughly 10 to 20 percent is frequently talked about, with older or more intricate homes leaning higher. That cash is not a contractor benefit. It is a monetary buffer for uncertainty and owner-driven upgrades.

A brief list for comparing contractor proposals

Use this checklist only after you have verified that each contractor is pricing the very same general scope. If the strategies or presumptions vary, the numbers will not inform the full story.

1. Confirm that major scope classifications are consisted of, specifically demolition, allows, mechanical systems, finishes, cleanup, and project management.
2. Compare allowances for cabinets, fixtures, home appliances, tile, flooring, lighting, and hardware versus the quality level you in fact want.
3. Review exemptions thoroughly, given that a low quote may merely move costs outside the contract.
4. Ask how changes are priced, authorized, and arranged when construction begins.
5. Evaluate interaction quality, not simply total cost, because uncertain communication typically becomes expensive.

A proposal that is 8 percent higher but complete may be less expensive than a lower proposal filled with spaces. The goal is not to pick the most expensive contractor. The objective is to select the most reputable number from a qualified team.

Timeline: why whole home jobs take longer than house owners expect

Television restoration timelines have actually distorted expectations. A whole home remodel seldom moves from demolition to conclusion in a couple of tidy weeks. Even when teams are effective, genuine jobs depend on permit evaluation, inspections, product lead times, trade accessibility, weather condition, style choices, and unforeseen conditions.



A big Kitchen remodel alone can take numerous months from design to completion when cabinets, counter tops, electrical, plumbing, flooring, and assessments are included. A Bathroom remodel might take weeks when construction starts, but specialized tile, custom glass, pipes components, and waterproofing evaluations add time. Multiply that across a whole home and sequencing becomes a serious planning exercise.

Cabinets are a common schedule motorist. Semi-custom or custom cabinets can take a number of weeks or longer depending on the store and season. Windows and doors can likewise carry long lead times, specifically for custom sizes or particular finishes. Specialized tile, imported components, high-end devices, and custom millwork ought to be chosen early.

Permits differ commonly by place. Some jurisdictions problem easy interior remodel allows quickly. Others need strategy evaluation, engineering, energy compliance documentation, zoning evaluation, or historical approval. A contractor familiar with your regional structure department can typically anticipate requirements, however they can not control every review timeline.

Good contractors develop schedules with dependencies in mind. Rough pipes needs to occur before insulation. Examinations should happen before drywall. Cabinet setup depends on finished walls and floors sometimes, while flooring might require to await messy work to end up. Counter tops can not be made until cabinets are installed and templated. Shower glass can not be determined accurately up until tile is complete. These are not reasons. They are the physics of construction.

Living in the house during construction

Some property owners stay through a whole home remodel to conserve rental expenses. Sometimes it works. Sometimes the savings vanish in tension, delays, and lowered productivity. The decision depends upon the scope, the household, and the contractor's ability to stage work safely.

If the task affects every bathroom, the kitchen, the HVAC system, or the electrical service, vacating might be the wiser option. Living without a kitchen is troublesome. Living without reputable power, heat, safe exits, or sanitary facilities can become unreasonable. Families with young kids, elderly loved ones, breathing concerns, or demanding work-from-home schedules should be particularly cautious.

When house owners stay, phasing becomes critical. The contractor might keep one restroom active while another is remodeled, create short-term partitions, keep a momentary kitchenette, and schedule utility shutoffs beforehand. This adds coordination time and in some cases cost. Crews also work differently in an occupied home. They invest more time securing surfaces, cleaning, protecting tools, and handling day-to-day access.

There is no universal right response. An uninhabited home generally allows quicker, cleaner production. An occupied home might protect the budget from rental expenditure. The honest contrast ought to consist of not just rent, however also job duration, tension, safety, and the contractor's ability to maintain momentum.

Contract details that protect both sides

A professional agreement should read like a working document, not an unclear guarantee. It must determine the parties, residential or commercial property address, scope of work, contract cost or prices method, allowances, payment schedule, estimated timeline, change order treatment, insurance requirements, service warranty terms, dispute procedure, and conditions for termination.

The scope must specify enough that both parties can indicate the exact same language later on and comprehend what was planned. "Remodel kitchen" is insufficient. "Set up owner-selected tile" is incomplete unless it clarifies whether the contractor consists of substrate preparation, waterproofing where needed, trim pieces, grout, sealing if suitable, and pattern complexity. Details prevent conflict.

Payment terms should be connected to recognizable turning points. A contractor might request a deposit to book the schedule and start procurement. Later on payments might correspond to demolition conclusion, rough-in completion, drywall completion, cabinet setup, considerable conclusion, and final completion. The precise structure varies by jurisdiction and job type, however the concept remains: money should follow recorded progress.

Warranty language must be clear. Lots of contractors provide craftsmanship warranties for a defined duration, separate from maker guarantees on appliances, fixtures, windows, roof, or other items. Property owners need to comprehend who to call if a cabinet hinge fails, a faucet leaks, grout cracks, or a window seal stops working. Not every problem is the contractor's obligation, however a great contractor assists clarify the path to resolution.

The surprise value of preconstruction planning

Preconstruction is where numerous jobs are won or lost. It is the duration before demolition when plans are improved, spending plans are reconciled, choices are made, authorizations are submitted, trade partners examine the work, and long-lead items are ordered.

Homeowners in some cases withstand spending for preconstruction services since they view "genuine work" as the activity on site. Experienced builders understand otherwise. A day spent fixing cabinet measurements before framing can prevent weeks of delay later on. A pipes walk-through before demolition can expose venting difficulties. A lighting strategy examined before drywall can prevent awkward switch locations and pricey rework.

For whole home construction, preconstruction may consist of website measurements, exploratory demolition, engineering coordination, approximating updates, schedule preparation, worth engineering, selection tracking, and allow preparation. The contractor might charge a preconstruction charge, particularly for intricate projects needing considerable time before a construction contract is completed. That charge can be worthwhile if it produces a more precise budget plan and smoother build.

Value engineering is frequently misconstrued. It must not imply removing quality blindly. Succeeded, it implies finding smarter ways to accomplish the objective. Maybe moving a bathroom wall 18 inches creates significant

plumbing expense, while a smaller design adjustment delivers most of the benefit for less money. Possibly custom built-ins in every space can be phased later on, while electrical blocking and outlets are set up now. Maybe the task keeps existing window openings to prevent outside masonry work. Excellent contractors bring these alternatives forward without making the property owner feel silly for dreaming big.

Red flags that should have attention

Not every warning sign implies you should leave immediately, but patterns matter. A contractor who is sluggish to return a first call might just be busy. A contractor who is unclear, evasive, uninsured, undocumented, and pressuring you for a deposit is revealing you the future.

Be mindful when a contractor offers a firm rate after a brief walkthrough for a complicated whole home project with no drawings. Be cautious when the quote is considerably lower than others and the explanation is "we just work much faster." Beware when they dismiss permits as unneeded without a sound legal basis. Beware when they decline to put guarantees in writing or prevent you from talking with current clients.

Also pay attention to how they discuss prior customers, inspectors, designers, and subcontractors. Construction requires partnership. A contractor who blames everyone else for every single previous problem might eventually discuss you the very same way. The best contractors are candid about challenges without sounding reckless 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
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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 spending the afternoon at Thunder Junction All Abilities Park St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.