

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 employing someone to change a backsplash or upgrade a powder room. A whole home project touches structure, energies, finishes, scheduling, permitting, budgeting, family logistics, and often the psychological weight of altering a location where individuals have lived for several years. The contractor you choose will influence not just the ended up house, but also how foreseeable, safe, and tolerable the process feels from the very first website see to the last punch list.

A strong General contractor can turn a complicated vision into a buildable strategy. A weak one can make a good style feel chaotic. The distinction normally shows up early, in how thoroughly they ask questions, how clearly they describe threat, and how disciplined they are about scope, expense, and communication.

Whole home construction beings in a distinct category. It might consist of a Kitchen remodel, a Bathroom remodel, bed room reconfiguration, structure work, additions, roofing modifications, window replacement, electrical service upgrades, heating and cooling redesign, new plumbing, insulation, flooring, millwork, and exterior improvements. Sometimes, it begins to resemble New home construction because so much of the existing home is opened, rebuilt, or reimagined. That is why the hiring process should have more rigor than a simple rate comparison.

What "whole home construction" truly means

Homeowners often use expressions like "full renovation," "gut remodel," "significant remodel," and "whole home construction" interchangeably, however contractors hear crucial differences in those words. A cosmetic

restoration may leave walls, systems, and layout primarily intact. A gut remodel might eliminate drywall and ends up down to the studs. Whole home construction frequently implies the whole house becomes a collaborated job, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink might require floor framing changes, drain line rerouting, electrical panel capability review, countertop preparation, cabinet shop illustrations, and a pipes inspection. Broadening a primary bathroom might impact a bedroom closet, roofing venting, waterproofing details, and tile selection. Opening a wall in between a kitchen and living room may trigger structural engineering, beam installation, new floor covering shifts, and lighting design.

A qualified Remodeling contractor looks at these connections before promising a rate or timeline. Inexperienced contractors tend to price the noticeable work and find the surprise work later. That does not always imply they are dishonest. In some cases it implies they lack the systems required for bigger projects.

The larger the project, the more the contractor's management skill matters. Craftsmanship is still necessary, however whole home construction needs sequencing, documents, trade coordination, cost control, and problem resolving. The person who can develop a lovely restroom may not always be prepared to run a full-house restoration involving fifteen subcontractors, three permit 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 house owners are frequently left to translate them. A Remodeling contractor usually concentrates on modifying existing homes. They understand surprises inside old walls, unequal framing, occupied homes, dust defense, selective demolition, and matching new work to existing conditions. For whole home restorations, that experience is valuable.

A General contractor handles the overall project. They may perform some deal with their own team and farm out the rest, or they might subcontract nearly [yard installation](#) everything while coordinating schedule, quality, permits, inspections, and communication. For a big remodel, the general contractor is typically the main point of accountability.



A Home builder typically concentrates on New home construction, though many builders also handle 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 alters the questions you ought to ask.

A Custom home builder is normally established for one-of-a-kind homes with customized layouts, greater style involvement, 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 best fit depends less on the label and more on relevant experience, process, transparency, and team capacity.

The secret is to employ a contractor who has actually effectively finished jobs comparable to yours in size, complexity, surface level, and building type. A contractor who primarily does small bathrooms might be out of depth on an entire home. A new home builder might be strong on structure and scheduling but [sprinkler installation](#) ignore the intricacy of protecting existing trim, tying into old systems, or protecting occupied areas. The ideal contractor has actually endured the type of job you are preparing and can speak about it in useful detail.

Start with scope, not price

Many house owners start by asking, "How much will this cost?" It is a sensible question, but it is seldom the very best very first concern. A whole home project needs scope definition before rates has much meaning. Without a clear scope, 3 contractor quotes may appear to describe the exact same task while actually consisting of very various assumptions.

One price quote might include new electrical throughout the home, while another consists of only visible fixture replacement. One may bring a reasonable allowance for custom cabinets, while another presumes stock kitchen cabinetry. One might include drywall repair in nearby spaces, paint for the full interior, license fees, engineering, short-lived protection, and debris elimination. Another may leave those products vague or exclude them entirely.

A useful early discussion sounds less like "What is your square-foot cost?" and more like "Here is what we want to change, here is what we want to protect, here is where we are versatile, and here is the budget plan variety we are trying to respect." An expert contractor can then respond with truthful guidance. Often that means verifying the job is feasible. Often it implies cautioning that the wish list is larger than the budget plan. That early tension is not a bad sign. It is typically the first indication that you are dealing with somebody who will not tell you only what you wish to hear.

For example, a family planning a full first-floor remodel might want a bigger kitchen, new wood flooring, a rebuilt staircase, powder room moving, and new windows. On paper, it sounds like one task. In practice, it includes structural work, plumbing, electrical, A/C, floor covering continuity, surface carpentry, and outside envelope information. If the budget plan is repaired, the contractor's job is not to magically compress reality. Their job is to help determine top priorities and stage the work smartly if needed.



KITCHEN FACELIFT



The best contractors ask uneasy questions early

An experienced contractor knows that beautiful renderings do not prevent spending plan overruns or schedule delays. They inquire about gain access to, parking, pets, children, work-from-home needs, decision-making authority, financing, storage, long-lead materials, 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 stays in your home throughout a major remodel, the contractor must prepare dust barriers, short-lived utilities, safe paths, sound expectations, and daily clean-up. If the home is vacant, crews may work more efficiently, however security and climate control end up being more vital. If a kitchen is gotten rid of, the family needs a short-term food strategy. If bathrooms are demolished in sequence, a minimum of one functioning restroom might need to stay available.

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

One of the clearest indications of professionalism is when a contractor says, "We require to verify that before I price it." They might suggest opening a little exploratory area of wall, bringing in a structural engineer, examining the sewer line, reviewing attic access, or verifying the electrical panel. These actions cost time and sometimes

money, however they lower uncertainty. In older homes, particularly those built before modern codes or redesigned several times, assumptions are risky.

Licensing, insurance, and monetary stability

Before falling for a contractor's portfolio, validate the basics. Licensing requirements vary by state, county, and municipality, so house owners must examine regional rules rather than depend on generic recommendations. A genuine contractor must be willing to offer license details, evidence of general liability insurance coverage, and employees' settlement coverage where applicable.

Insurance is not a rule. Whole home construction includes demolition, ladders, electrical work, pipes work, open walls, heavy materials, and numerous trades. If a worker is hurt or a subcontractor harms the home, insufficient protection can create major exposure for the homeowner. Request for certificates straight from the insurance coverage company when suitable, and ensure the protection dates extend through the expected project period.

Financial stability likewise matters, though it is more difficult to verify. A contractor who is undercapitalized may depend upon your deposit to complete somebody else's job. Warning signs consist of abnormally big in advance payment needs, unwillingness to provide a composed agreement, pressure to begin right away without documents, or a cost far listed below other certified quotes. Competitive pricing is welcome. Desperation pricing is dangerous.

A healthy payment schedule ties payments to advance. For big tasks, deposits, turning point payments, and final retainage should be explained plainly in the contract. The contractor requires capital to buy products and pay trades, however the property owner needs defense against paying too far ahead of finished work. Great contracts balance both needs.

How to evaluate experience without being impressed by photos

Project images are useful, however they can misguide. A sleek kitchen image does disappoint whether the contractor satisfied the schedule, managed examinations appropriately, protected the remainder of the home, managed modification orders fairly, or returned after conclusion to deal with concerns. A portfolio should 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, irregular framing, and matching historical 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 handles structure tie-ins, roofing system integration, drainage, and outside material matching.

References ought to be recent and appropriate. A contractor's finest customer from ten years earlier might not reflect the present team, subcontractors, or service systems. Consulting with previous clients is most helpful when you ask particular concerns. Did the contractor interact before issues became immediate? Were change orders documented? Was the website kept fairly tidy? Did the final cost line up with the approved scope? How did they handle warranty items?

The most revealing question is often, "Would you hire them again for a task of the same size?" Numerous clients can forgive little errors if the contractor was truthful, responsive, and accountable. Couple of customers forgive being ignored.

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

Whole home construction generally requires style work before construction begins. The ideal path depends on task complexity, allowing requirements, and how clearly you already know what you want.

Some house owners employ an architect or residential designer first, then bid the finished strategies to contractors. This can work well for complicated structural modifications, additions, historic homes, or jobs requiring preparation board review. The advantage is design independence and detailed drawings. The risk is creating beyond the budget plan if construction expense feedback comes too late.

Other house owners work with a design-build remodeling contractor, where design and construction live under one roof or within one collaborated team. This can improve interaction and bring expense feedback into the style procedure earlier. The danger is that pricing might be less competitive if the property owner does not seek outside comparison, so transparency 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 problems, sequencing issues, and constructability problems while the illustrations are still flexible.

No method is perfect. What matters is that style, budget plan, and construction truth meet before the project is fully devoted. A stunning strategy that can not be constructed for the offered spending plan is not a plan. It is an expensive disappointment.

Understanding estimates, allowances, and alter orders

A whole home estimate need to be detailed enough to reveal what is consisted of, what is left out, and where presumptions remain. It does not require to list every screw, however it should break down significant categories such as demolition, framing, plumbing, electrical, HEATING AND COOLING, drywall, insulation, cabinets, counter tops, tile, floor covering, painting, fixtures, allows, and cleanup.

Allowances are worthy of special attention. An allowance is a placeholder quantity for an item not yet picked, such as tile, lighting, home appliances, pipes fixtures, or cabinets. Allowances are not naturally bad. They are often essential early at the same time. Problems emerge when allowances are unrealistically low. A \$3,000 home appliance allowance may work for a modest kitchen, however not for a premium kitchen with a panel-ready refrigerator, variety, ventilation insert, dishwashing machine, and beverage cooler.

custom landscapes

Change orders are another typical part of remodeling. Existing homes contain unknowns. Rot appears after siding is removed. Old pipes fails as soon as disturbed. A wall believed to be non-load-bearing turns out to bring roof load. The problem is not whether change orders take place, however how they are handled.

A professional contractor documents the change, explains why it is required, rates it clearly, and gets approval before continuing unless there is an urgent security issue. House owners ought to expect some contingency. For major remodeling, a contingency of approximately 10 to 20 percent is commonly talked about, with older or more complicated homes leaning greater. 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 list just after you have confirmed 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, especially demolition, allows, mechanical systems, finishes, clean-up, and job management.
2. Compare allowances for cabinets, fixtures, home appliances, tile, floor covering, lighting, and hardware against the quality level you actually want.
3. Review exemptions carefully, considering that a low quote may simply move expenses outside the contract.
4. Ask how modifications are priced, approved, and set up once construction begins.
5. Evaluate communication quality, not just total cost, because unclear interaction usually becomes expensive.

A proposal that is 8 percent higher however complete might be less expensive than a lower proposal filled with gaps. The goal is not to pick the most costly contractor. The goal is to pick the most reliable number from a qualified team.

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

Television remodelling timelines have distorted expectations. A whole home remodel rarely moves from demolition to conclusion in a few neat weeks. Even when teams are efficient, real projects depend on permit evaluation, evaluations, product lead times, trade schedule, weather, style decisions, and unexpected conditions.

A large Kitchen remodel alone can take several months from style to completion when cabinets, counter tops, electrical, pipes, flooring, and assessments are consisted of. A Bathroom remodel may take weeks as soon as construction begins, 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 cabinetry can take numerous weeks or longer depending upon the shop and season. Windows and doors can likewise carry long lead times, particularly for custom sizes or specific surfaces. Specialty tile, imported components, high-end appliances, and custom millwork must be selected early.

Permits vary extensively by area. Some jurisdictions problem easy interior remodel allows rapidly. Others need plan review, engineering, energy compliance documentation, zoning review, or historic approval. A contractor familiar with your local building department can typically expect requirements, however they can not control every evaluation timeline.

Good contractors construct schedules with reliances in mind. Rough pipes must take place before insulation. Evaluations should take place before drywall. Cabinet setup depends on ended up walls and floorings sometimes, while floor covering may need to await unpleasant work to finish. Countertops can not be fabricated up until cabinets are installed and templated. Shower glass can not be measured accurately till tile is complete. These are not reasons. They are the physics of construction.

Living in the house throughout construction

Some homeowners remain through a whole home remodel to conserve rental expenses. In some cases it works. In some cases the cost savings disappear in tension, delays, and reduced productivity. The decision depends upon the scope, the home, and the contractor's ability to phase work safely.

If the job impacts every bathroom, the kitchen, the HVAC system, or the electrical service, moving out might be the wiser option. Living without a kitchen is inconvenient. Living without dependable power, heat, safe exits, or hygienic facilities can end up being unreasonable. Households with kids, senior relatives, respiratory issues, or demanding work-from-home schedules must be especially cautious.

When property owners remain, phasing ends up being important. The contractor might keep one bathroom active while another is redesigned, develop temporary partitions, maintain a momentary kitchenette, and schedule utility shutoffs in advance. This adds coordination time and often cost. Teams also work differently in an occupied home. They invest more time protecting surface areas, cleaning, protecting tools, and handling day-to-day access.

There is no universal right response. A vacant house typically allows much faster, cleaner production. An occupied house may safeguard the spending plan from rental expenditure. The sincere contrast must consist of not just lease, however also project duration, stress, security, and the contractor's ability to maintain momentum.

Contract details that safeguard both sides

An expert contract must read like a working document, not a vague pledge. It ought to identify the parties, property address, scope of work, agreement cost or prices technique, allowances, payment schedule, estimated timeline, change order treatment, insurance requirements, service warranty terms, disagreement process, and conditions for termination.

The scope should specify enough that both parties can indicate the very same language later on and understand 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 required, trim pieces, grout, sealing if applicable, and pattern complexity. Details prevent conflict.

Payment terms should be connected to identifiable milestones. A contractor might request a deposit to schedule the schedule and begin procurement. Later payments might represent demolition conclusion, rough-in completion, drywall conclusion, cabinet installation, substantial completion, and last completion. The precise structure differs by jurisdiction and job type, but the concept remains: cash should follow documented progress.

Warranty language should be clear. Lots of contractors supply workmanship guarantees for a defined period, separate from manufacturer guarantees on home appliances, fixtures, windows, roof, or other items. Property owners should comprehend who to call if a cabinet hinge fails, a faucet leaks, grout cracks, or a window seal stops working. Not every concern is the contractor's obligation, but a good contractor helps clarify the path to resolution.

The surprise worth of preconstruction planning

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

Homeowners in some cases resist spending for preconstruction services since they view "real work" as the activity on website. Experienced builders know otherwise. A day invested solving cabinet measurements before framing can prevent weeks of delay later. A plumbing walk-through before demolition can expose venting challenges. A lighting plan evaluated before drywall can prevent uncomfortable switch locations and costly rework.

For whole home construction, preconstruction might include site measurements, exploratory demolition, engineering coordination, estimating updates, schedule planning, worth engineering, choice tracking, and permit

preparation. The contractor might charge a preconstruction charge, especially for complicated projects requiring substantial time before a construction contract is settled. That charge can be beneficial if it produces a more precise budget plan and smoother build.

Value engineering is frequently misinterpreted. It must not imply stripping quality blindly. Done well, it indicates discovering smarter methods to achieve the goal. Perhaps moving a restroom wall 18 inches creates significant pipes expense, while a smaller design modification provides the majority of the benefit for less cash. Perhaps custom built-ins in every room can be phased later on, while electrical stopping and outlets are installed now. Maybe the project keeps existing window openings to prevent exterior masonry work. Good contractors bring these choices forward without making the property owner feel silly for dreaming big.

Red flags that should have attention

Not every indication means you must leave instantly, however patterns matter. A contractor who is slow to return a first call might just be hectic. A contractor who is vague, incredibly elusive, uninsured, undocumented, and pushing you for a deposit is showing you the future.

Be mindful when a contractor provides a firm cost after a brief walkthrough for a complicated whole home project without any drawings. Beware when the quote is considerably lower than others and the explanation is "we just work quicker." Be cautious when they dismiss permits as unneeded without a sound legal basis. Beware when they decline to put promises in writing or prevent you from consulting with recent clients.

Also take notice of how they discuss prior consumers, inspectors, designers, and subcontractors. Construction needs partnership. A contractor who blames everyone else for each past trouble might ultimately speak about you the same way. The very best contractors are candid about difficulties 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/m7piVP HdMREuVy6B6>

Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](tel:4356694133) 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 a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.