

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 like working with someone to replace a backsplash or upgrade a powder room. A whole home project touches structure, utilities, finishes, scheduling, allowing, budgeting, household logistics, and frequently the emotional weight of altering a location where individuals have lived for many years. The contractor you choose will influence not only the completed house, but likewise how predictable, safe, and tolerable the process feels from the first site visit to the last punch list.

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

Whole home construction beings in a distinct category. It may consist of a Kitchen remodel, a Bathroom remodel, bedroom reconfiguration, structure work, additions, roofing changes, window replacement, electrical service upgrades, HVAC redesign, new pipes, insulation, floor covering, millwork, and exterior improvements. In some cases, it starts to resemble New home construction because a lot of the existing home is opened, rebuilt, or reimagined. That is why the employing procedure deserves more rigor than a basic cost comparison.

What "whole home construction" actually means

Homeowners frequently utilize expressions like "full remodelling," "gut remodel," "significant remodel," and "whole home construction" interchangeably, but contractors hear crucial distinctions in those words. A cosmetic renovation might leave walls, systems, and layout mainly intact. A gut remodel may get rid of drywall and ends

up down to the studs. Whole home construction typically suggests the whole house becomes a coordinated job, whether or not every wall is demolished.

That coordination matters. Moving a kitchen sink may need floor framing modifications, drain line rerouting, electrical panel capability review, counter top lead times, cabinet shop drawings, and a pipes inspection. Expanding a main restroom might impact a bed room closet, roofing venting, waterproofing details, and tile selection. Opening a wall in between a kitchen and living room might activate structural engineering, beam installation, new floor covering transitions, and lighting design.

A qualified Remodeling contractor looks at these connections before guaranteeing a price or timeline. Inexperienced contractors tend to price the visible work and discover the hidden work later. That does not constantly mean they are unethical. Often it indicates they lack the systems needed for bigger projects.

The larger the project, the more the contractor's management skill matters. Craftsmanship is still essential, but whole home construction demands sequencing, paperwork, trade coordination, cost control, and problem solving. The individual who can develop a gorgeous bathroom might not always be prepared to run a full-house remodelling including fifteen subcontractors, three authorization revisions, and a family attempting to return 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 house owners are typically left to decode them. A Remodeling contractor typically specializes in modifying 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 remodellings, that experience is valuable.

A General contractor handles the total task. They may perform some deal with their own crew and subcontract the rest, or they may subcontract almost everything while coordinating schedule, quality, allows, examinations, and communication. For a large remodel, the general contractor is generally the central point of accountability.

A Home builder frequently concentrates on New home construction, though many builders also take on additions and major remodels. Builders who work primarily from cleared lots might be exceptional at ground-up construction however less familiar with the constraints of working inside an older structure. That does not disqualify them, but it changes the questions you must ask.

A Custom home builder is typically established for one-of-a-kind homes with customized designs, greater style involvement, and detailed surface selections. Some custom builders are excellent choices for whole home construction when the remodel is extensive enough to resemble building a custom home within an existing shell. The very best fit depends less on the label and more on relevant experience, procedure, transparency, and group capacity.

The key is to work with a contractor who has actually effectively finished tasks similar to yours in size, intricacy, finish level, and building type. A contractor who mostly does little bathrooms might run out depth on an entire home. A new home builder might be strong on structure and scheduling but undervalue the intricacy of maintaining existing trim, connecting into old systems, or safeguarding occupied spaces. The ideal contractor has lived through the type of task you are preparing and can speak about it in practical detail.



Start with scope, not price

Many homeowners start by asking, "How much will this cost?" It is a sensible concern, but it is hardly ever the best very first question. A whole home task requires scope meaning before pricing has much meaning. Without a clear scope, 3 contractor estimates might appear to describe the exact same job while really including extremely different assumptions.

One price quote might consist of new electrical throughout the home, while another consists of only noticeable fixture replacement. One might carry a practical allowance for custom cabinets, while another presumes stock cabinetry. One might include drywall repair work in nearby rooms, paint for the complete interior, authorization charges, engineering, short-term security, and particles removal. Another might leave those products vague or omit them entirely.

A helpful early discussion sounds less like "What is your square-foot rate?" and more like "Here is what we want to change, here is what we wish to maintain, here is where we are flexible, and here is the budget plan variety we are trying to regard." An expert contractor can then react with honest guidance. Often that implies validating the job is practical. Often it means cautioning that the wish list is bigger than the budget plan. That early tension is

not a bad indication. It is often the very first indication that you are handling someone who will not tell you just what you want to hear.

For example, a household planning a full first-floor remodel may desire a bigger kitchen, new hardwood floor covering, a rebuilt staircase, powder room moving, and new windows. On paper, it sounds like one task. In practice, it includes structural work, plumbing, electrical, HVAC, floor covering continuity, finish carpentry, and outside envelope details. If the spending plan is repaired, the contractor's task is not to amazingly compress reality. Their job is to help recognize priorities and stage the work smartly if needed.

The best contractors ask unpleasant concerns early

An experienced contractor knows that beautiful makings do not prevent budget overruns or schedule hold-ups. They inquire about access, parking, pets, children, work-from-home requirements, decision-making authority, financing, storage, long-lead materials, and whether the family plans to reside in the home throughout construction.

Some of these concerns feel early, however they are not. If a household stays in the house throughout a major remodel, the contractor must prepare dust barriers, short-lived utilities, safe pathways, sound expectations, and day-to-day cleanup. If the home is vacant, crews might work more efficiently, but security and climate control become more vital. If a kitchen is gotten rid of, the family needs a momentary food strategy. If bathrooms are demolished in sequence, at least one working restroom might require to remain available.

A contractor who avoids these discussions might be trying to keep the sales procedure simple. Simplesness 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 require to confirm that before I price it." They may recommend opening a small exploratory section of wall, bringing in a structural engineer, examining the drain line, examining attic access, or confirming the electrical panel. These actions cost time and in some cases money, however they decrease guesswork. In older homes, especially those developed before modern codes or redesigned numerous times, assumptions are risky.

Licensing, insurance, and financial stability

Before falling in love with a contractor's portfolio, validate the fundamentals. Licensing requirements vary by state, county, and municipality, so property owners ought to inspect regional rules rather than depend on generic guidance. A genuine contractor ought to be willing to provide license details, proof of general liability insurance coverage, and workers' compensation protection where applicable.

Insurance is not a procedure. Whole home construction involves demolition, ladders, electrical work, pipes work, open walls, heavy materials, and numerous trades. If an employee is injured or a subcontractor damages the home, inadequate protection can produce severe direct exposure for the property owner. Ask for certificates directly from the insurance company when appropriate, and ensure the coverage dates extend through the expected project period.

Financial stability also [Home builder](#) matters, though it is harder to confirm. A contractor who is undercapitalized might depend upon your deposit to end up someone else's project. Indication include uncommonly big upfront payment demands, unwillingness to offer a written agreement, pressure to begin 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 progress. For big jobs, deposits, milestone payments, and final retainage needs to be explained clearly in the agreement. The contractor requires cash flow to purchase materials

and pay trades, but the house owner needs security versus paying too far ahead of finished work. Great contracts balance both needs.

How to evaluate experience without being charmed by photos

Project pictures are useful, however they can mislead. A polished kitchen image does not show whether the contractor satisfied the schedule, dealt with inspections correctly, protected the rest of the home, managed modification orders fairly, or returned after conclusion to resolve problems. A portfolio must start the discussion, not end it.

Ask about tasks similar to yours. If your remodel includes a 1920s home with plaster walls, inquire about plaster, knob-and-tube replacement, irregular framing, and matching historic details. If your job involves a contemporary open-plan redesign, inquire about structural beams, mechanical rerouting, recessed lighting coordination, and floor leveling. If you are considering an addition as part of the remodel, ask how the contractor manages foundation tie-ins, roofing integration, drain, and outside material matching.

References need to be current and pertinent. A contractor's finest client from 10 years ago may not show the existing team, subcontractors, or company systems. Talking to previous clients is most useful when you ask specific questions. Did the contractor interact before problems became immediate? Were modification orders documented? Was the website kept fairly clean? Did the final cost line up with the approved scope? How did they deal with service warranty items?

The most revealing concern is frequently, "Would you employ them once again for a task of the same size?" Numerous customers can forgive small errors if the contractor was truthful, responsive, and responsible. Few clients forgive being ignored.

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

Whole home construction typically requires design work before construction begins. The ideal course depends upon job complexity, permitting requirements, and how plainly you currently know what you want.

Some homeowners work with an architect or residential designer initially, then bid the finished strategies to contractors. This can work well for complex structural changes, additions, historical homes, or tasks requiring preparation board evaluation. The benefit is design self-reliance and in-depth illustrations. The danger is creating beyond the spending plan if construction cost feedback comes too late.

Other house owners work with a design-build remodeling contractor, where style and construction live under one roof or within one collaborated group. This can enhance communication and bring expense feedback into the style process earlier. The danger is that pricing might be less competitive if the house owner does not seek outdoors comparison, so openness and trust are essential.

A 3rd approach is early contractor involvement, where an architect or designer leads the style while a contractor offers preconstruction input. This is typically the most well balanced approach for whole home construction. The contractor can flag expense issues, sequencing issues, and constructability problems while the drawings are still flexible.

No technique is ideal. What matters is that design, budget plan, and construction reality satisfy before the task is fully dedicated. A lovely plan that can not be developed for the offered budget plan is not a strategy. It is an expensive disappointment.

Understanding estimates, allowances, and alter orders

A whole home price quote ought to be detailed enough to show what is included, what is left out, and where presumptions remain. It does not need to note every screw, however it should break down significant classifications such as demolition, framing, plumbing, electrical, A/C, drywall, insulation, cabinetry, counter tops, tile, floor covering, painting, components, allows, and cleanup.

Allowances are worthy of special attention. An allowance is a placeholder amount for a product not yet picked, such as tile, lighting, home appliances, plumbing components, or cabinets. Allowances are not inherently bad. They are often essential early while doing so. Problems occur when allowances are unrealistically low. A \$3,000 appliance allowance might work for a modest kitchen, however not for a premium kitchen with a panel-ready fridge, variety, ventilation insert, dishwasher, and beverage cooler.

Change orders are another regular part of remodeling. Existing homes include unknowns. Rot appears after siding is gotten rid of. Old plumbing stops working as soon as interrupted. A wall believed to be non-load-bearing turns out to bring roofing load. The issue is not whether change orders happen, however how they are handled.

A professional contractor files the modification, describes why it is needed, rates it clearly, and gets approval before proceeding unless there is an urgent security issue. Homeowners must anticipate some contingency. For major remodeling, a contingency of approximately 10 to 20 percent is frequently talked about, with older or more intricate homes leaning greater. That money is not a contractor bonus offer. It is a financial buffer for uncertainty and owner-driven upgrades.

A short list for comparing contractor proposals

Use this checklist just after you have verified that each contractor is pricing the exact same general scope. If the plans or presumptions differ, the numbers will not inform the complete story.

1. Confirm that significant scope classifications are included, especially demolition, permits, mechanical systems, surfaces, clean-up, and task management.
2. Compare allowances for cabinets, fixtures, home appliances, tile, floor covering, lighting, and hardware against the quality level you actually want.
3. Review exclusions thoroughly, since a low quote might simply move costs outside the contract.
4. Ask how modifications are priced, authorized, and scheduled as soon as construction begins.
5. Evaluate communication quality, not just overall expense, since unclear communication generally becomes expensive.

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



Timeline: why whole home jobs take longer than homeowners expect

Television remodelling timelines have misshaped expectations. A whole home remodel hardly ever moves from demolition to conclusion in a couple of tidy weeks. Even when teams are efficient, real jobs depend upon authorization evaluation, inspections, product preparation, trade availability, weather, style decisions, and unpredicted conditions.

A large Kitchen remodel alone can take a number of months from design to completion when cabinets, counter tops, electrical, plumbing, flooring, and assessments are included. A Bathroom remodel might take weeks once construction starts, but specialized tile, custom glass, pipes components, and waterproofing examinations include time. Multiply that throughout an entire home and sequencing becomes a severe planning exercise.

Cabinets are a typical schedule motorist. Semi-custom or custom cabinetry can take numerous weeks or longer depending upon the shop and season. Windows and doors can also bring long preparations, especially for custom sizes or specific finishes. Specialty tile, imported components, high-end appliances, and custom millwork should be chosen early.

Permits vary widely by area. Some jurisdictions concern basic interior remodel allows rapidly. Others need plan evaluation, engineering, energy compliance paperwork, zoning review, or historical approval. A contractor acquainted with your local structure department can often expect requirements, however they can not manage every evaluation timeline.

Good contractors construct schedules with dependences in mind. Rough pipes must take place before insulation. Assessments need to occur before drywall. Cabinet installation depends on finished walls and floors sometimes, while floor covering might require to wait for unpleasant work to complete. Countertops can not be fabricated 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 during construction

Some property owners stay through a whole home remodel to save rental costs. In some cases it works. Sometimes the cost savings disappear in tension, hold-ups, and decreased productivity. The decision depends upon the scope, the family, and the contractor's ability to phase work safely.

If the project affects every bathroom, the kitchen, the HVAC system, or the electrical service, leaving may be the better option. Living without a kitchen is bothersome. Living without dependable power, heat, safe exits, or hygienic facilities can become unreasonable. Families with kids, elderly loved ones, breathing problems, or requiring work-from-home schedules should be specifically cautious.

When house owners stay, phasing becomes important. The contractor may keep one restroom active while another is remodeled, produce momentary partitions, keep a temporary kitchenette, and schedule energy shutoffs in advance. This includes coordination time and in some cases expense. Crews also work in a different way in an occupied home. They spend more time protecting surface areas, cleaning, securing tools, and managing daily access.

There is no universal right response. An uninhabited home normally permits much faster, cleaner production. An occupied home might safeguard the budget plan from rental expense. The honest comparison needs to consist of not just lease, but likewise task period, tension, security, and the contractor's ability to maintain momentum.

Contract details that secure both sides

An expert agreement should check out like a working document, not a vague promise. It must determine the celebrations, home address, scope of work, agreement cost or pricing method, allowances, payment schedule, estimated timeline, modification order procedure, insurance coverage requirements, guarantee terms, conflict procedure, and conditions for termination.

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

Payment terms need to be connected to identifiable milestones. A contractor might request a deposit to reserve the schedule and begin procurement. Later on payments may represent demolition conclusion, rough-in completion, drywall conclusion, cabinet setup, significant completion, and last conclusion. The specific structure varies by jurisdiction and project type, but the concept stays: money must follow recorded progress.

Warranty language need to be clear. Numerous contractors provide workmanship warranties for a defined period, different from producer guarantees on home appliances, components, windows, roofing, or other items. House owners should comprehend who to call if a cabinet hinge fails, a faucet leaks, grout fractures, or a window seal fails. Not every issue is the contractor's responsibility, but a great contractor assists clarify the course to resolution.

The covert worth of preconstruction planning

Preconstruction is where lots of tasks are won or lost. It is the period before demolition when strategies are fine-tuned, budgets are fixed up, selections are made, authorizations are sent, trade partners examine the work, and long-lead items are ordered.

Homeowners in some cases resist spending for preconstruction services due to the fact that they view "real work" as the activity on website. Experienced builders know otherwise. A day invested resolving cabinet dimensions before framing can prevent weeks of hold-up later on. A pipes walk-through before demolition can expose venting difficulties. A lighting plan reviewed before drywall can avoid uncomfortable switch places and costly rework.

For whole home construction, preconstruction may include website measurements, exploratory demolition, engineering coordination, estimating updates, schedule preparation, worth engineering, choice tracking, and permit preparation. The contractor might charge a preconstruction fee, particularly for complicated projects requiring considerable time before a construction agreement is completed. That cost can be worthwhile if it produces a more precise spending plan and smoother build.

Value engineering is often misinterpreted. It ought to not imply stripping quality blindly. Done well, it means finding smarter methods to accomplish the objective. Possibly moving a bathroom wall 18 inches develops significant pipes cost, while a smaller layout adjustment delivers most of the benefit for less cash. Perhaps custom built-ins in every room can be phased later, while electrical stopping and outlets are installed now. Possibly the job keeps existing window openings to prevent outside masonry work. Good contractors bring these alternatives forward without making the homeowner feel foolish for dreaming big.

Red flags that deserve attention

Not every indication implies you should leave immediately, however patterns matter. A contractor who is sluggish to return a first call might just be busy. A contractor who is unclear, incredibly elusive, uninsured, undocumented, and pushing you for a deposit is revealing you the future.



Be careful when a contractor offers a firm price after a quick walkthrough for a complicated whole home task without any illustrations. Beware when the quote is significantly lower than others and the explanation is "we simply work faster." Be cautious when they dismiss authorizations as unneeded without a sound legal basis. Beware when they decline to put pledges in writing or dissuade you from talking to current clients.

Also take note of how they discuss prior customers, inspectors, designers, and subcontractors. Construction needs partnership. A contractor who blames everyone else for every previous trouble might ultimately speak about you the exact same way. The very best contractors are honest about difficulties without sounding careless or resentful.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

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

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPHdMREuVy6B6>

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

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](tel:(435) 669-4133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:(435) 669-4133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

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