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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Choosing in between a general contractor and a home builder sounds basic until money, allows, illustrations, weather, assessments, subcontractors, and reality get in the image. The title on a business card does not constantly tell you whether somebody is the best suitable for your task. A knowledgeable general contractor might be best for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. An experienced home builder might be the much better option when you are beginning with an uninhabited lot and planning new home construction from the ground up.

The confusion is reasonable. Both coordinate trades. Both manage schedules. Both handle inspectors, providers, change orders, and budgets. Both can develop something considerable. The difference lies in the type of work they are constructed to handle, the systems they utilize, the dangers they understand best, and the method they assist clients through decisions.

I have actually seen house owners hire a new home builder for an intricate remodelling and find that working inside an existing structure was more unpredictable than anyone expected. I have actually likewise seen people employ a remodeling contractor to construct a new custom home, just to discover that site development, utility coordination, and long-range sequencing needed a various level of new-build experience. Neither expert was always bad. They were just running outside their greatest lane.

The right hire depends upon what you are building, how much style work is currently total, just how much control you want, the number of unknowns the job consists of, and how comfy you are with the process.

What a general contractor actually does

A general contractor is the central supervisor accountable for delivering a construction project. On property jobs, that typically suggests hiring and collaborating subcontractors, ordering products, scheduling evaluations, keeping work moving, managing jobsite conditions, tracking expenses, and resolving issues as they appear.



A good general contractor does not just "understand a guy" for each trade. They comprehend the order of operations. They know why the plumber requires to be roughed in before insulation, why a framing correction can affect cabinet layouts three months later, and why one missing out on window can hold up siding, drywall, trim, and final painting. They invest much of their time avoiding little concerns from becoming pricey delays.

General contractors are frequently worked with for remodeling tasks, additions, repair work after damage, basement finishes, structural changes, and specialized upgrades. If you are opening up a wall between a kitchen and dining-room, transforming a tub to a walk-in shower, ending up an attic, or adding 600 square feet to the back of a house, a general contractor or remodeling contractor is typically the natural fit.

The greatest general contractors are especially important in existing homes since remodellings require judgment. Older houses rarely match their drawings, if illustrations exist at all. A wall that appears non-load-bearing might carry roofing load through a weird framing course. Electrical circuitry might have been modified by three

previous owners. Flooring framing might be out of level by an inch across a space. The contractor has to identify, adjust, file, and keep the project moving without pretending your house is something it is not.

That type of work requires perseverance and field experience. It is something to set up cabinets in a recently framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster differs in density, the flooring rolls towards the back door, and the property owner wants the finished room to look clean without tearing the whole home apart.

What a home builder brings to the table

A home builder concentrates on building homes, normally from an empty lot or a cleared building site. Some builders focus on production homes, where buyers choose from set strategies and finish bundles in a prepared community. Others operate as a custom home builder, creating distinctive homes with designers, designers, engineers, and owners.

For new home construction, a builder's work typically starts before any framing team arrives. They may assist examine land, review zoning restrictions, coordinate studies, organize soil tests, price quote sitework, rate utility connections, and recognize permitting requirements. These early steps matter because the expense of preparing land can shock even skilled homeowners. A gorgeous woody lot may require cleaning, grading, a long driveway, drainage work, septic style, well drilling, or utility extensions before the first footing is poured.

A home builder also understands the rhythm of structure from scratch. Excavation results in structure work. Foundation work results in framing. Framing leads to roofing, windows, rough mechanicals, insulation, drywall, trim, finishes, and last inspections. The sequence is cleaner than remodeling in some ways since the builder controls the whole structure. But the scale is bigger, and the cash flow, lead times, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap in between the two roles. A general contractor can develop a new house if licensed, guaranteed, experienced, and correctly staffed for that work. A home builder may also take on restorations, specifically additions or large remodels for previous clients. In some markets, people utilize the terms interchangeably. A company might call itself a builder however do mostly remodels. Another may call itself a general contractor however specialize in custom homes.

That is why you should look beyond the label. Ask what type of work comprises the majority of their annual volume. Ask to see projects similar to yours, not simply excellent images. A beautiful new farmhouse does not show proficiency in remodeling a tight metropolitan row home. A spectacular kitchen remodel does not prove the company can manage land development, structure coordination, and a year-long custom build.

I when walked a home where the owner had worked with a builder understood for new homes to finish a major interior renovation. The builder was capable, truthful, and well concerned. But the task dragged due to the fact that his team was utilized to tidy sequencing, open framing, and foreseeable strategies. Your house had actually hidden pipes disputes, unequal floorings, and occupants living upstairs during construction. A remodeling contractor would have prepared for more of the friction, priced more investigative work upfront, and staged the job differently.

Match the professional to the project type

For most house owners, the most convenient way to narrow the choice is to begin with the nature of the task instead of the title of the expert. A kitchen remodel, bathroom remodel, space addition, basement restoration, or structural repair typically points towards a general contractor with remodeling experience. A ground-up house usually points toward a home builder, especially if the design is custom or the website has complications.

Here is a practical contrast:

|Job type|Generally much better fit|Why||-- |-- |--|| Kitchen remodel|General contractor or remodeling contractor|Existing conditions, trade sequencing, finish coordination, dust control, and occupancy preparation matter greatly|| Bathroom remodel|Remodeling contractor|Tight spaces, waterproofing information, pipes modifications, tile work, and schedule compression need renovation experience|| Whole-house remodelling|General contractor|Existing structure, phased work, structural changes, and hidden conditions drive the job|| Room addition|General contractor or builder|The very best fit depends upon whether the work is more renovation-heavy or new-structure-heavy|| New home construction|Home builder or custom home builder|Sitework, permitting, full-house sequencing, selections, and long-range expense control are main|

This contrast is not a rigid guideline. Some large remodeling contractors are exceptional at additions that feel practically fresh builds. Some custom builders have internal remodelling departments that manage complicated remodels beautifully. The important thing is not the classification. It is relevant experience.

When a general contractor is the smarter hire

A general contractor is typically the smarter employ when the project needs to tie into an existing structure. Existing homes produce unknowns. Even when strategies are detailed, the contractor might not understand what is inside a wall till demolition starts. That unpredictability impacts prices, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may consist of cabinet replacement, new counter tops, lighting, flooring, backsplash tile, and device installation. In practice, the job may involve moving pipes, upgrading electrical service, fixing subfloor damage near an old dishwasher, fixing a drooping ceiling, widening an opening, and collaborating cabinet shipment so boxes do not sit in a garage for 6 weeks.

A general contractor who remodels kitchens regularly understands where surprises tend to conceal. They might recommend opening a small section of wall before final prices. They may ask the cabinet designer for appliance specs early due to the fact that a one-inch distinction in refrigerator depth can impact nearby kitchen cabinets. They may flag that moving a sink to an island needs venting alternatives that require to be validated before the style is finalized.

Bathroom remodels are another area where remodeling experience matters. A bathroom is little, but it is mechanically dense. Waterproofing information, framing flatness, drain place, glass clearances, fan ducting, and tile design all impact the result. I have seen house owners focus nearly completely on tile selection while missing the more crucial question: who is accountable for making sure the shower does not leakage five years from now? The response ought to be clear before work starts.

General contractors likewise tend to be much better suited for projects where the house owner remains in the house during construction. Enduring a remodel is difficult. Dust barriers, temporary kitchens, restroom gain access to, animal safety, parking, everyday cleanup, and working hours become part of the job. Contractors who focus on remodeling know that securing the existing home is not a courtesy. It is part of the scope.

When a home builder is the stronger choice

A home builder is generally the more powerful option when the job starts with land, strategies, and a capacity to construct. New home construction requires coordination at a scale that differs from remodeling. The builder should handle the entire structure envelope, site drainage, foundation accuracy, utility installation, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder needs to ideally be included before the illustrations are fully total. That does not suggest the builder replaces the architect. It implies rates and constructability feedback can avoid costly redesign later. For example, an architect may design a significant wall of windows, a complex roofline, or a cantilevered terrace. Those features may deserve every dollar, however the owner ought to understand the expense before authorization drawings are finished.

A custom home builder can also assist align allowances with reality. Allowances are spending plan placeholders for items not yet chosen, such as tile, lighting, appliances, plumbing fixtures, or flooring. If allowances are too low, the agreement cost looks attractive at signing but grows painfully throughout choices. A builder with transparent allowance practices will inform you whether the numbers match your expectations. If you are imagining expert home appliances, wide-plank hardwood, inset cabinets, and natural stone, the spending plan ought to not bring entry-level allowances.

The design concern: who leads before construction starts?

Many property owners start by calling contractors before they have sufficient details for accurate rates. That is not wrong, however it can result in aggravation. A contractor can not price a kitchen remodel exactly from a conversation about "opening things up" and "including more storage." A builder can not give a trustworthy custom home price from a sketch and a Pinterest board.

The design course affects whom you hire and when. For remodels, some general contractors offer design-build services, indicating they manage style and construction under one roofing or through close style partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the house owner wants a guided process and a single point of duty. The benefit is continuity. The designer, estimator, and field group work toward the exact same budget. The compromise is that you may not be competitively bidding a totally ended up strategy to multiple contractors.

For custom homes, lots of owners work with an architect first, then bring in a custom home builder during design advancement. Others work with a design-build home builder with internal or partner architectural services. Both techniques can be successful. The risk comes when style and budget plan establish independently. If the strategies are completed without cost input, the very first builder quote might surpass the budget plan by 20 percent, 40 percent, or more, depending upon the market and intricacy. At that point, the owner spends for redesign or starts cutting functions under pressure.

Good experts welcome early budget discussions. They may not offer a repaired cost without drawings, but they can determine cost motorists. They can say, "That second-story addition will likely need structural upgrades below," or "A 500-foot energy run will not price like a basic subdivision connection," or "If you desire large-format tile because shower, we require flatter walls and a better substrate strategy."

Licensing, insurance, and regional rules

Licensing guidelines vary by state, province, county, and town. Some areas require a general contractor license for any considerable residential work. Others certify specific trades however have looser requirements for the person collaborating the task. New home builders may need registration with a state home builder board, service

warranty program, or local structure authority. Since guidelines vary, house owners ought to validate requirements locally rather than depending on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder must carry general liability insurance coverage and, if they have employees, workers' compensation protection. If subcontractors are utilized, the prime contractor must have a process for collecting certificates of insurance coverage. This is not paperwork for paperwork's sake. If someone is injured on the residential or commercial property or a subcontractor causes damage, uncertain protection can end up being a major problem.

Permitting is another dry run. A competent specialist must have the ability to describe what licenses are needed, who will obtain them, what inspections are expected, and how authorization costs are managed. Be cautious if somebody suggests skipping licenses for work that plainly needs them. Unpermitted structural, electrical, pipes, or mechanical work can create safety problems and make complex resale.

How rates differs between remodels and new builds

Pricing approaches differ, however residential construction typically falls into fixed-price agreements, cost-plus agreements, or hybrids with allowances and modification orders. The very best technique depends upon how complete the strategies are and the number of unknowns exist.

A fixed-price contract gives the Vision Building and Renovation Custom home builder owner a defined rate for a defined scope. It works best when illustrations, specifications, choices, and site conditions are clear. In remodeling, fixed prices can still consist of exemptions for covert conditions, such as hidden rot, outdated circuitry, or structural problems found during demolition. That is reasonable if the exemptions specify and the change order procedure is clear.

Cost-plus agreements bill the owner for actual costs plus a contractor fee, either a percentage or fixed fee. This approach can make sense for custom homes or intricate remodellings where the scope can not be totally understood at the start. The owner gets versatility and transparency, however also brings more cost risk. Strong reporting is necessary. Without regular expense updates, cost-plus can become demanding quickly.

Allowances are worthy of careful attention. A contract might consist of a $4,000 appliance allowance, but the variety you desire might cost $7,500 by itself. A bathroom remodel may consist of a tile allowance that covers fundamental ceramic however not handmade tile or natural stone. Low allowances are one of the most convenient methods for an estimate to appear competitive while understating the real task cost.

Contingency is also different in between job types. For a reasonably uncomplicated new home on a prepared lot with complete strategies, contingency might be lower than for a major remodelling in an older house. For remodels, numerous professionals recommend owners to keep a reserve, frequently in the range of 10 to 20 percent depending upon age, intricacy, and how much investigation has actually been done. That is not a license for sloppy pricing. It is acknowledgment that existing buildings can conceal costly surprises.

The questions that reveal fit

Interviews often expose more than websites. You are not just purchasing labor and products. You are hiring judgment, communication, and analytical under pressure. A polished portfolio is useful, but the conversation must get specific.

Ask these concerns before you make a decision:

1. How many jobs like mine have you finished in the last two years?

2. Who will supervise the job day to day, and how often will they be onsite?
3. How do you handle change orders, hidden conditions, and allowance overages?
4. Can you offer recent recommendations for comparable work, not just your favorite projects?
5. What parts of this job worry you most from an expense, schedule, or constructability standpoint?

The last question is specifically revealing. A weak contractor states, "Absolutely nothing, all of it looks simple." A strong one stops briefly and provides a real answer. Maybe the issue is gain access to for excavation devices. Possibly it is matching existing brick. Maybe it is long preparation for custom windows. Perhaps it is keeping an operating bathroom readily available while the other one is under construction. Professionals who can recognize risk early are most likely to handle it well.

Red flags that ought to slow you down

A low price can be legitimate, however it must make good sense. If 3 estimates for a bathroom remodel cluster around $38,000 to $45,000 and one comes in at $24,000, you require to understand why. Possibly the low bidder misconstrued the scope. Maybe they omitted pipes fixtures, glass, electrical upgrades, or authorizations. Maybe they plan to use lower-cost products. Or perhaps they are underpricing the job and wishing to recover through change orders.

Be cautious with unclear scopes. "Refurbish kitchen" is not a scope. An appropriate proposition should describe demolition, framing, electrical, plumbing, HVAC changes if any, drywall, floor covering, cabinets, counter tops, backsplash, painting, permits, cleanup, and exclusions. It ought to clarify who supplies devices, components, tile, lighting, cabinet hardware, and other finish items.

Communication during estimating also predicts interaction throughout construction. If someone misses visits, takes weeks to answer fundamental concerns, or prevents composed details before you sign, that pattern generally does not improve after a deposit is paid. Hectic specialists can still interact plainly. Silence is not the like remaining in demand.

Another red flag is pressure. A contractor or builder may have legitimate scheduling constraints, but you need to not feel hurried into a significant contract without time to examine it. Residential construction includes too much cash and interruption for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms are worthy of unique mention since they are common tasks and easy to ignore. They combine design, energy systems, surface workmanship, and everyday household disruption. A kitchen remodel might affect how a family consumes for 2 months. A bathroom remodel may require cautious planning if it is the just complete bath in the house.

A remodeling contractor who does these tasks frequently brings useful habits that do not constantly show in pictures. They understand to confirm home appliance specs before rough electrical. They know a shower niche should be set out with the tile pattern, not framed arbitrarily and regretted later. They understand the vanity drawer should clear the supply lines. They understand recessed medication cabinets can conflict with plumbing vents in the wall. They understand that a flooring that looks "close enough" before tile may look awful after large-format tile is installed.

Specialization also aids with schedule realism. A five-by-eight hall restroom is not instantly a one-week job if it includes complete demolition, pipes relocation, electrical work, examinations, waterproofing, tile, glass

measurement, and surface setup. Drying times, inspection windows, and custom products matter. An expert schedule represent those steps rather than appealing magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction planning sets the tone for the entire build. The builder needs to assist turn illustrations and choices into a buildable, priced, arranged project. That consists of evaluating structural requirements, energy code information, doors and window lead times, exterior products, mechanical systems, and site logistics.

One common mistake is selecting a builder too late. By the time plans are ended up, owners might feel mentally dedicated to a style that does not fit the budget. Bringing a home builder into the conversation previously can maintain the design intent while adjusting pricey information before they become expensive revisions. An easier roofline, a slightly smaller sized footprint, or a various foundation method can often save significant cash without harming how the home lives.

Another mistake is focusing only on expense per square foot. Expense per square foot can be a rough recommendation, however it is a blunt instrument. A compact custom home with high-end surfaces can cost more per square foot than a bigger, simpler house. Sitework, patios, garages, ceiling heights, window packages, cabinetry, mechanical systems, and architectural intricacy all misshape the number. A builder who gives a casual square-foot rate without understanding the strategies and site is guessing.

Where additions fit

Additions sit between remodeling and new construction. They include new foundation, framing, roof, and outside work, however they likewise connect to an existing house. That connection is often the hardest part. The new floor must fulfill the old floor. The roofline must incorporate without leakages. The outside must look intentional rather than tacked on. Heating & cooling capability may require evaluation. Electrical service might need upgrading. The family may live in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder may be suitable. The deciding aspect is experience with tie-ins and inhabited renovations. A builder who mainly deals with uninhabited lots may ignore the difficulty of protecting an existing home and lessening disruption. A remodeler who rarely deals with foundations and large structural framing may require more powerful assistance from engineers and sitework trades. The very best choice is the professional who can show completed additions comparable in size and complexity to yours.

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 a hike through Pioneer Park Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.