

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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Choosing between a general contractor and a home builder sounds easy up until cash, allows, drawings, weather, assessments, subcontractors, and reality get in the image. The title on a service card does not constantly inform you whether someone is the right fit for your task. A skilled general contractor may be ideal for a kitchen remodel, a bathroom remodel, an addition, or a whole-house remodelling. An experienced home builder may be the 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 handle schedules. Both handle inspectors, suppliers, modification orders, and spending plans. Both can build something significant. The difference depends on the kind of work they are constructed to handle, the systems they use, the dangers they comprehend best, and the way they assist customers through decisions.

I have seen house owners employ a new home builder for an intricate renovation and discover that working inside an existing structure was more unforeseeable than anyone anticipated. I have also seen individuals work with a remodeling contractor to construct a new custom home, just to find that website advancement, energy coordination, and long-range sequencing required a different level of new-build experience. Neither professional was always bad. They were simply running outside their greatest lane.

The right hire depends upon what you are developing, how much style work is currently total, how much control you desire, how many unknowns the project consists of, and how comfortable you are with the process.

What a general contractor in fact does

A general contractor is the main manager accountable for delivering a construction task. On domestic tasks, that generally means hiring and coordinating subcontractors, ordering materials, scheduling inspections, keeping work moving, managing jobsite conditions, tracking costs, and solving problems as they appear.

An excellent general contractor does not merely "know a guy" for each trade. They understand the order of operations. They know why the plumber needs to be roughed in before insulation, why a framing correction can affect cabinet designs 3 months later on, and why one missing window can hold up siding, drywall, trim, and last painting. They invest much of their time preventing little concerns from ending up being expensive delays.

General contractors are frequently employed for remodeling projects, additions, repair work after damage, basement surfaces, structural modifications, and specialized upgrades. If you are opening up a wall in between a kitchen and dining-room, converting 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 often the natural fit.

The strongest general contractors are specifically valuable in existing homes since remodellings need judgment. Older houses seldom match their drawings, if illustrations exist at all. A wall that appears non-load-bearing may carry roof load through a weird framing path. Electrical wiring may have been altered by 3 previous owners. Flooring framing might be out of level by an inch across a room. The contractor needs to identify, adjust, document, and keep the task moving without pretending the house is something it is not.



That sort of work calls for perseverance and field experience. It is one thing to install cabinets in a freshly framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster differs in thickness, the flooring rolls toward the back door, and the property owner desires the finished space to look clean without tearing the entire home apart.

What a home builder brings to the table

A home builder focuses on constructing houses, usually from an empty lot or a cleared building site. Some builders concentrate on production homes, where purchasers select from set plans and surface plans in a planned community. Others operate as a custom home builder, developing unique homes with architects, designers, engineers, and owners.

For new home construction, a builder's work often starts before any framing crew gets here. They might assist examine land, evaluation zoning constraints, coordinate studies, set up soil tests, estimate sitework, rate energy connections, and identify allowing requirements. These early steps matter since the expense of preparing land can surprise even skilled property owners. A stunning woody lot may need cleaning, grading, a long driveway, drain work, septic design, well drilling, or utility extensions before the first footing is poured.

A home builder also understands the rhythm of structure from scratch. Excavation leads to structure work. Structure work causes framing. Framing causes roofing, windows, rough mechanicals, insulation, drywall, trim, surfaces, and final examinations. The series is cleaner than remodeling in some ways due to the fact that the builder manages the whole structure. But the scale is larger, and the capital, lead times, selections, and coordination needs can be intense.

The overlap, and why it can be misleading

There is genuine overlap between the 2 functions. A general contractor can develop a new home if licensed, insured, experienced, and appropriately staffed for that work. A home builder may likewise take on remodellings, particularly additions or large remodels for past clients. In some markets, individuals utilize the terms interchangeably. A company may call itself a builder however do primarily remodels. Another may call itself a general contractor but concentrate on custom homes.

That is why you need to look beyond the label. Ask what kind of work makes up the majority of their yearly volume. Ask to see jobs comparable to yours, not simply outstanding photos. A lovely new farmhouse does not show competence in remodeling a tight urban row home. A stunning kitchen remodel does not show the company can manage land advancement, foundation coordination, and a year-long custom build.

I as soon as strolled a home where the owner had worked with a builder known for new homes to finish a major interior restoration. The builder was capable, honest, and well regarded. However the job dragged due to the fact that his team was used to tidy sequencing, open framing, and predictable strategies. Your house had actually concealed plumbing conflicts, unequal floorings, and residents living upstairs during construction. A remodeling contractor would have prepared for **Bathroom remodel** more of the friction, priced more investigative work upfront, and staged the project differently.

Match the expert to the project type

For most property owners, the simplest way to narrow the option is to begin with the nature of the project rather than the title of the expert. A kitchen remodel, bathroom remodel, space addition, basement remodelling, or structural repair work normally points towards a general contractor with remodeling experience. A ground-up home typically points towards a home builder, particularly if the style is custom or the website has complications.

Here is a useful comparison:

Task type	Typically better fit	Why
Kitchen remodel	General contractor or remodeling contractor	Existing conditions, trade sequencing, surface coordination, dust control, and occupancy preparation matter greatly
Bathroom remodel	Remodeling contractor	Tight spaces, waterproofing information, pipes modifications, tile work, <i>General contractor</i> and schedule compression need restoration experience
Whole-house remodelling	General contractor	Existing structure, phased work, structural changes, and hidden conditions drive the task
Room addition	General contractor or builder	The best fit depends on whether the work is more renovation-heavy or new-structure-heavy
New home construction	Home builder or custom home builder	Sitework, allowing, full-house sequencing, selections, and long-range cost control are central

This comparison is not a rigid guideline. Some big remodeling contractors are excellent at additions that feel practically fresh builds. Some custom builders have in-house remodelling divisions that manage complex remodels wonderfully. The crucial thing is not the classification. It matters experience.

When a general contractor is the smarter hire

A general contractor is generally the smarter work with when the job should connect into an existing structure. Existing homes develop unknowns. Even when strategies are detailed, the contractor may not understand what is inside a wall till demolition begins. That unpredictability impacts rates, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it may consist of cabinet replacement, new countertops, lighting, flooring, backsplash tile, and device installation. In practice, the job might involve moving pipes, upgrading electrical service, fixing subfloor damage near an old dishwasher, fixing a sagging ceiling, expanding an opening, and coordinating cabinet delivery so boxes do not being in a garage for six weeks.

A general contractor who remodels kitchens routinely knows where surprises tend to hide. They might suggest opening a small area of wall before final pricing. They may ask the cabinet designer for home appliance specs early because a one-inch distinction in fridge depth can affect surrounding pantry cabinets. They might flag that moving a sink to an island needs venting options that need to be confirmed before the style is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is little, but it is mechanically dense. Waterproofing information, framing flatness, drain place, glass clearances, fan ducting, and tile design all affect the result. I have seen property owners focus nearly completely on tile selection while missing the more crucial concern: who is responsible for ensuring the shower does not leakage 5 years from now? The answer must be clear before work starts.

General contractors also tend to be much better fit for jobs where the homeowner remains in the house during construction. Living through a remodel is not easy. Dust barriers, momentary kitchens, bathroom access, animal safety, parking, day-to-day cleanup, and working hours enter into the task. Contractors who focus on remodeling know that protecting the existing home is not a courtesy. It becomes part of the scope.

When a home builder is the stronger choice

A home builder is usually the stronger choice when the project begins with land, plans, and a capacity to construct. New home construction requires coordination at a scale that differs from remodeling. The builder should handle the whole building envelope, site drain, foundation precision, energy setup, code compliance, energy requirements, and long lead-time products.



For custom homes, the builder should ideally be included before the drawings are fully complete. That does not suggest the builder changes the designer. It means prices and constructability feedback can avoid pricey redesign later on. For instance, an architect might develop a remarkable wall of windows, a complicated roofline, or a cantilevered terrace. Those features might be worth every dollar, but the owner should comprehend the cost before authorization drawings are finished.

A custom home builder can likewise assist line up allowances with truth. Allowances are budget placeholders for products not yet selected, such as tile, lighting, home appliances, pipes components, or flooring. If allowances are too low, the agreement rate looks attractive at signing but grows painfully during choices. A builder with transparent allowance practices will tell you whether the numbers match your expectations. If you are imagining professional devices, wide-plank wood, inset kitchen cabinetry, and natural stone, the budget plan needs to not carry entry-level allowances.

The design concern: who leads before construction starts?

Many house owners begin by calling contractors before they have sufficient information for precise prices. That is not wrong, but it can result in aggravation. A contractor can not price a kitchen remodel precisely from a conversation about "opening things up" and "including more storage." A builder can not offer a dependable custom home cost from a sketch and a Pinterest board.

The style course affects whom you hire and when. For remodels, some general contractors use design-build services, implying they manage style and construction under one roofing system or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the property owner wants an assisted procedure and a single point of responsibility. The benefit is connection. The designer, estimator, and field team work toward the same budget plan. The compromise is that you might not be competitively bidding a fully completed strategy to multiple contractors.



For custom homes, lots of owners employ a designer first, then bring in a custom home builder during style development. Others work with a design-build home builder with internal or partner architectural services. Both techniques can succeed. The threat comes when style and budget plan develop individually. If the strategies are completed without expense input, the first builder price quote might exceed the budget by 20 percent, 40 percent, or more, depending on the market and complexity. At that point, the owner spends for redesign or begins cutting features under pressure.

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

Licensing, insurance coverage, and local rules

Licensing guidelines differ by state, province, county, and municipality. Some areas require a general contractor license for any significant domestic work. Others certify particular trades but have looser requirements for the person coordinating the task. New home builders may require registration with a state home builder board, guarantee program, or regional structure authority. Because guidelines vary, house owners ought to confirm requirements in your area rather than counting on assumptions.

Insurance matters simply as much as licensing. At a minimum, the contractor or builder ought to carry general liability insurance coverage and, if they have staff members, workers' payment coverage. If subcontractors are used, the prime contractor must have a procedure for collecting certificates of insurance coverage. This is not documentation for documentation's sake. If somebody is injured on the residential or commercial property or a subcontractor triggers damage, uncertain protection can become a severe problem.

Permitting is another dry run. A qualified expert ought to have the ability to discuss what licenses are required, who will acquire them, what examinations are anticipated, and how license expenses are handled. Beware if someone recommends skipping permits for work that plainly requires them. Unpermitted structural, electrical, plumbing, or mechanical work can produce safety concerns and make complex resale.

How pricing varies between remodels and new builds

Pricing techniques differ, but residential construction frequently falls into fixed-price agreements, cost-plus contracts, or hybrids with allowances and modification orders. The best approach depends on how total the strategies are and how many unknowns exist.

A fixed-price contract provides the owner a defined [New home construction Vision Building and Renovation](#) price for a specified scope. It works finest when drawings, requirements, selections, and website conditions are clear. In remodeling, fixed rates can still include exclusions for hidden conditions, such as concealed rot, outdated electrical wiring, or structural flaws found throughout demolition. That is affordable if the exemptions specify and the change order process is clear.

Cost-plus agreements bill the owner for real expenses plus a contractor charge, either a portion or repaired cost. This technique can make sense for custom homes or intricate restorations where the scope can not be completely known at the start. The owner gets versatility and openness, however likewise carries more cost risk. Strong reporting is essential. Without regular cost updates, cost-plus can become demanding quickly.

Allowances should have cautious attention. A contract may consist of a \$4,000 home appliance allowance, but the variety you want may cost \$7,500 by itself. A bathroom remodel may include a tile allowance that covers fundamental ceramic but not handmade tile or natural stone. Low allowances are one of the easiest methods for a quote to appear competitive while understating the true job cost.

Contingency is likewise various in between task types. For a fairly straightforward new home on a ready lot with complete plans, contingency may be lower than for a significant remodelling in an older house. For remodels, many professionals recommend owners to keep a reserve, often in the range of 10 to 20 percent depending on

age, complexity, and how much investigation has been done. That is not a license for sloppy pricing. It is acknowledgment that [General contractor](#) existing buildings can hide expensive surprises.

The questions that expose fit

Interviews frequently reveal more than sites. You are not only buying labor and products. You are hiring judgment, interaction, and analytical under pressure. A refined portfolio works, but the conversation should get specific.

Ask these concerns before you decide:

1. How many tasks like mine have you finished in the last 2 years?
2. Who will monitor the task daily, and how frequently will they be onsite?
3. How do you deal with change orders, surprise conditions, and allowance overages?
4. Can you provide recent references for similar work, not just your favorite projects?
5. What parts of this task worry you most from a cost, schedule, or constructability standpoint?

The last concern is especially exposing. A weak contractor states, "Absolutely nothing, everything looks simple." A strong one stops briefly and offers a genuine answer. Maybe the issue is access for excavation equipment. Maybe it is matching existing brick. Perhaps it is long preparation for custom windows. Possibly it is keeping an operating bathroom available while the other one is under construction. Professionals who can identify danger early are most likely to manage it well.

Red flags that need to slow you down

A low rate can be legitimate, however it must make sense. If 3 price quotes for a bathroom remodel cluster around \$38,000 to \$45,000 and one is available in at \$24,000, you need to know why. Perhaps the low bidder misconstrued the scope. Perhaps they left out pipes components, glass, electrical upgrades, or licenses. Perhaps they plan to utilize lower-cost materials. Or perhaps they are underpricing the job and intending to recover through change orders.

Be careful with unclear scopes. "Remodel kitchen" is not a scope. An appropriate proposal ought to explain demolition, framing, electrical, pipes, heating and cooling changes if any, drywall, flooring, kitchen cabinetry, countertops, backsplash, painting, allows, clean-up, and exclusions. It needs to clarify who supplies home appliances, components, tile, lighting, cabinet hardware, and other finish items.

Communication during estimating also predicts communication throughout construction. If somebody misses out on consultations, takes weeks to respond to standard questions, or prevents written information before you sign, that pattern usually does not improve after a deposit is paid. Busy professionals can still interact plainly. Silence is not the like being in demand.

Another warning is pressure. A contractor or builder may have valid scheduling constraints, however you should not feel hurried into a major agreement without time to review it. Residential construction involves too much money and disturbance for handshake-level clarity.

Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms should have unique reference because they are common projects and simple to underestimate. They integrate style, utility systems, surface craftsmanship, and day-to-day home interruption. A

kitchen remodel might impact how a household eats for two months. A bathroom remodel might require cautious preparation if it is the only full bath in the house.

A remodeling contractor who does these jobs frequently brings useful routines that do not always display in photos. They understand to validate device specs before rough electrical. They know a shower niche ought to be laid out with the tile pattern, not framed randomly and regretted later. They understand the vanity drawer must clear the supply lines. They understand recessed medication cabinets can conflict with pipes vents in the wall. They understand that a flooring that looks "close enough" before tile may look horrible after large-format tile is installed.

Specialization also helps with schedule realism. A five-by-eight hall bathroom is not immediately a one-week project if it includes complete demolition, plumbing moving, electrical work, assessments, waterproofing, tile, glass measurement, and finish installation. Drying times, assessment windows, and custom products matter. A professional schedule accounts for those steps instead of promising magic.

New home construction and the significance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the entire build. The builder must assist turn illustrations and selections into a buildable, priced, set up project. That consists of examining structural requirements, energy code information, window and door lead times, outside products, mechanical systems, and website logistics.

One common mistake is choosing a builder too late. By the time strategies are finished, owners may feel mentally dedicated to a style that does not fit the budget plan. Bringing a home builder into the discussion previously can protect the style intent while changing costly information before they end up being expensive revisions. A simpler roofline, a slightly smaller footprint, or a various foundation technique can in some cases conserve significant cash without hurting how the home lives.

Another mistake is focusing just on cost per square foot. Expense per square foot can be a rough reference, but it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a larger, simpler house. Sitework, porches, garages, ceiling heights, window plans, cabinets, mechanical systems, and architectural intricacy all misshape the number. A builder who gives a casual square-foot cost without understanding the plans and site is guessing.

Where additions fit

Additions sit in between remodeling and new construction. They involve new foundation, framing, roof, and outside work, however they likewise connect to an existing house. That connection is frequently the hardest part. The new floor must fulfill the old flooring. The roofline should incorporate without leakages. The outside should look deliberate instead of added. Cooling and heating capacity might need review. Electrical service might require updating. The family might reside in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder may be proper. The choosing aspect is experience with tie-ins and occupied restorations. A builder who mainly works on uninhabited lots may undervalue the trouble of safeguarding an existing home and lessening disturbance. A remodeler who rarely deals with structures and big structural framing might require more powerful assistance from engineers and sitework trades. The best choice is the expert who can show completed additions comparable in size and intricacy 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

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.