

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 a contractor is one of the most consequential choices you will make in a new home construction task or a whole home restoration. The ideal contractor secures your spending plan, schedule, design intent, and peace of mind. The incorrect one can turn a promising project into a slow, costly dispute that leaves everybody annoyed and your house half-finished.

Most property owners understand they must "get three quotes" and "examine referrals." That advice is not wrong, however it is too thin for the size of the decision. A custom home builder or remodeling contractor will be associated with your finances, your daily life, your residential or commercial property, and typically your household's routine for months. You are not simply buying a product. You are working with a team to manage thousands of information, dozens of trades, an altering series of inspections, weather, preparations, design choices, and unavoidable surprises behind walls or listed below grade.

The best choice is seldom the person with the flashiest truck or the most affordable number on the very first price quote. It is the contractor who can explain the work plainly, rate it properly, interact before issues end up being crises, and produce consistent results through a process you understand.

Start by knowing what sort of contractor your project in fact needs

A new custom home, a kitchen remodel, a bathroom remodel, and a full gut remodelling all require construction skill, however they do not need the exact same contractor profile. A company that excels at ground-up new home construction might not be the best suitable for a tightly phased renovation in an occupied home. A

remodeling contractor who is excellent at kitchens and baths may not have the staff, systems, or subcontractor depth to handle a big addition with structural steel, site drainage, and multiple authorization packages.

For a new build, you normally require a home builder or general contractor with strong website management experience. That implies they understand excavation, structures, utility coordination, framing, roof, mechanical rough-ins, insulation, developing envelope details, and last finishes. A custom home builder must likewise be comfortable working with designers, engineers, interior designers, surveyors, and local inspectors. If the lot has slope, poor access, wetlands, old trees to protect, or unusual zoning limitations, the builder's planning ability matters as much as their carpentry.

For a whole home renovation, specifically one including structural modifications, mechanical upgrades, or an addition, you need a remodeling contractor who comprehends existing conditions. Renovation work requires a different sort of judgment. Old houses seldom expose all their tricks throughout the first walkthrough. Framing may not match the drawings. Electrical work may have been changed by prior owners. Plumbing may go through a wall everybody wanted to remove. A strong restoration contractor knows how to examine early, rate allowances truthfully, and protect the property owner from preventable modification orders.

For a kitchen remodel or bathroom remodel, the stakes are focused in smaller sized spaces. Kitchens and bathrooms include many trades in tight sequence: demolition, framing, pipes, electrical, heating and cooling modifications, drywall, tile, cabinetry, countertops, glass, painting, and trim. A small error in layout can impact home appliance clearance, shower slope, vanity positioning, or lighting symmetry. The best contractor for this work is detail-oriented and comfy collaborating choices early, because tile, fixtures, cabinets, and counter tops drive both cost and schedule.

The cheapest quote typically costs more later

Low bids develop a strong emotional pull. When one contractor is 15 or 25 percent listed below the others, it is appealing to think you found someone efficient, hungry, or refreshingly reasonable. Often that is true. More frequently, a really low number indicates something essential is missing.

The missing out on product might be obvious, such as painting, allows, demolition, particles elimination, surface hardware, home appliance setup, or energy connections. It might be buried in unclear language, such as "basic electrical" without a component count, "allowance for tile" without a square video footage basis, or "website work by owner" when website work is a significant unknown. It may also be a sequencing problem. A contractor might price the visible surface work however ignore the time required for protection, temporary walls, dust control, examinations, and corrections.

I have seen property owners compare 2 kitchen remodel quotes where one was nearly \$18,000 lower. On evaluation, the lower quote omitted cabinet installation, under-cabinet lighting, backsplash tile, and flooring patching where a wall was being removed. When those items were included, the quotes were nearly identical, except the greater contractor had been transparent from the start. That is not a small difference. Transparency before signing normally anticipates fewer arguments after demolition.

An accountable contractor does not need to be the highest-priced alternative. Great firms still complete. However a reasonable cost ought to reflect labor, supervision, materials, subcontractors, insurance coverage, overhead, revenue, clean-up, and risk. If the price is drastically lower than the rest, ask the contractor to stroll you through precisely how they reached it. A confident professional will not be angered by that question.

Licensing, insurance coverage, and the fundamental checks still matter

Before you fall in love with a portfolio, verify the basics. Requirements vary by state, county, and town, so the precise license type depends on where the task lies. For larger projects, the contractor ought to be able to offer present licensing details, general liability insurance, and employees' settlement coverage if they have employees. If they depend on subcontractors, those trades must carry appropriate coverage as well.

Insurance is not documents for paperwork's sake. If someone is hurt on site, if a subcontractor harms the property, or if a water line stops working during the work, coverage can determine whether the problem gets dealt with expertly or becomes a legal fight. Request for certificates directly from the insurance coverage agent when proper, not simply a copy that has actually been sitting in a folder for 3 years.

Permitting is another early test. Some property owners want to prevent authorizations to save cash or accelerate the task. Excellent contractors are typically cautious about that. License requirements exist for security, resale documentation, and code compliance. There are minor cosmetic jobs that might not require authorizations, however structural modifications, electrical work, plumbing work, heating and cooling work, additions, and numerous major restorations generally do. If a contractor suggests avoiding a needed license, treat that as a severe caution sign.

What a serious price quote ought to include

A price quote does not need to read like a legal book, but it should be specific enough that both parties comprehend the exact same job. Unclear estimates are among the main causes of construction conflict. They leave too much space for various assumptions.

A great quote for a whole home remodelling or new home construction job need to describe the scope, identify major inclusions and exemptions, state allowances where final choices are not yet made, and discuss how modifications will be priced. It needs to also clarify payment structure, anticipated schedule, service warranty terms, and who is accountable for licenses, design files, studies, engineering, utility charges, and owner-supplied materials.

For example, "install bathroom tile" is insufficient. A better scope describes the tile locations, waterproofing approach, approximate square video footage, pattern assumptions, grout type if known, specific niche or bench information, and whether tile product is included as an allowance or supplied by the owner. This level of information may feel tedious before the job begins, however it prevents pricey misconceptions later.

Allowances should have special attention. An allowance is a placeholder quantity for something not yet selected, such as tile, lighting, pipes fixtures, home appliances, or kitchen cabinetry hardware. Allowances are not inherently bad. They are typically needed early in design. The problem comes when allowances are unrealistically low. A \$3 per square foot tile allowance might make a bathroom remodel appearance cost effective on paper, however many homeowners choose tile well above that number. The exact same applies to home appliances, countertops, windows, doors, and lighting.

Ask whether the allowances match the quality level displayed in the contractor's portfolio or discussed throughout your conferences. If you are preparing a high-end kitchen remodel with inset cabinetry, panel-ready appliances, stone countertops, and detailed lighting, the allowances must reflect that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting is useful, but construction is not carried out in the sales conference. The real test is how the contractor believes. Ask concerns that reveal procedure, not simply personality.



Here is a succinct set of questions worth asking before you sign:

1. Who will handle the job daily, and how typically will that individual be on site?
2. How do you manage change orders, unforeseen conditions, and owner-requested upgrades?
3. What parts of the work are carried out by your staff members, and what parts are subcontracted?
4. How do you interact schedule updates, decisions required, and delays?
5. Can you reveal me a recently finished job similar in size and intricacy to mine?

The responses must be practical and specific. If you ask about unpredicted conditions in a remodeling and the contractor states, "We never ever have problems," that is not assuring. Every experienced remodeling contractor has discovered rotten subflooring, small framing, hidden junction boxes, abandoned pipelines, or out-of-level floorings. The expert answer is not that surprises never ever happen. The professional answer discusses how surprises are documented, priced, authorized, and integrated into the schedule.

Communication design matters more than numerous property owners expect. Some contractors use task management software application with everyday logs, pictures, and choice tracking. Others choose phone calls, e-mails, and weekly site conferences. Either can work if the system is clear. What does not work is a homeowner texting five different trades while the contractor presumes decisions are being made somewhere else. For a large job, communication requires a chain of command.

References work only if you ask the right questions

Most contractors can provide pleased references. That does not refer checks meaningless, but it does mean you need to go deeper than "Were you pleased?" Individuals can be satisfied and still reveal valuable details.

Ask past customers whether the final expense was close to the contracted amount, omitting modifications they asked for. Ask how the contractor managed issues. Ask whether the site was organized. Ask if employees showed up consistently. Ask how responsive the contractor sought the final payment. The post-completion concern is especially revealing. A contractor who returns [Vision Building and Renovation New home construction](#) to adjust a door, repair a fixture, or remedy a punch list product after last payment is showing long-term professionalism.

If possible, visit a finished job or an active task site. A finished home programs end up quality. An active job website shows habits. Look for reasonable tidiness, secured floors, arranged materials, posted authorizations where required, and evidence that the work is being sequenced thoughtfully. Construction websites are not display rooms, but there is a visible difference between active work and chaos.

Online evaluations can assist, but read them with context. A single mad review may not inform the whole story. A pattern of grievances about interaction, billing surprises, unfinished punch lists, or missed out on schedules is more meaningful. Also pay attention to how the contractor responds. Defensive, insulting replies to criticism can reveal how conflict might feel when cash is on the line.

Match the contractor to the design team and project delivery method

Some property owners hire a designer initially, total illustrations, then bid the job to a number of builders. Others generate a contractor early throughout style to provide budget feedback. Some utilize design-build companies that deal with both style and construction under one roof. Each approach can work, however the contractor ought to fit the structure.



For custom homes, early builder involvement can conserve cash if the designer and builder team up well. A home might be stunning on paper however expensive to develop since of window sizes, roofing complexity, structural periods, finish presumptions, or website gain access to. An experienced custom home builder can flag expense drivers before the illustrations are complete. That feedback is most helpful when it comes early, not after license drawings are finished and the owner is emotionally attached to every detail.

For whole home restorations, early contractor input is often even more important. Existing houses do not always comply with tidy style concepts. Moving a kitchen to the opposite side of the house may require structural work, new drain routing, electrical service upgrades, and heating and cooling redesign. Getting rid of a wall might be simple or may involve beams, posts, footings, and second-floor load courses. An experienced general contractor can assist the design team test these assumptions before the budget is exhausted.

Design-build can lower finger-pointing because one group owns the procedure. Conventional architect-led jobs can supply strong style advocacy and competitive prices. Neither is immediately much better. The key is clearness. Know who is accountable for drawings, engineering, choices, allow submissions, rates updates, and field decisions.

Look closely at scheduling promises

Every property owner desires a clear completion date. Contractors ought to provide schedules, but construction schedules are projections, not assurances versus weather, inspection hold-ups, energy delays, product backorders, disease, or owner choice hold-ups. The issue is not whether a schedule ever alters. The problem is whether the initial schedule was realistic and whether updates are handled professionally.

A bathroom remodel may take three to six weeks depending upon scope, assessments, tile intricacy, and material availability. A kitchen remodel frequently runs 6 to twelve weeks once demolition starts, often longer if walls move, cabinets is custom, or major mechanical work is included. A whole home restoration can take several months to more than a year. New home construction differs commonly by size, site conditions, jurisdiction, design complexity, and builder capacity.

Be cautious of promises that sound too easy. If every other contractor approximates 8 months and one says four, ask for a detailed schedule demonstrating how that will happen. In some cases a shorter schedule is possible because the contractor has actually devoted crews, strong trade relationships, and a project opening that fits perfectly. In some cases it is simply a sales tactic.

Homeowner decisions also affect timing. Cabinets can not be purchased without last layouts. Pipes rough-ins depend upon fixture specifications. Electrical walk-throughs depend on lighting plans. Tile setup depends upon chosen product, pattern, and trim details. A contractor who pushes you to make selections early is not being challenging. They are safeguarding the schedule.

Understand the payment structure before work begins

Payment terms vary by area and task type, however they must be tied to clear turning points or progress. Big deposits before any work or material ordering can be dangerous. On the other hand, contractors need to not be anticipated to finance a task for months. A fair payment schedule balances both sides.

For new construction, payments might line up with turning points such as foundation, framing, rough mechanicals, insulation, drywall, surfaces, and conclusion. For remodellings, payments might be tied to mobilization, demolition, rough-in completion, assessments, drywall, cabinetry, tile, and substantial completion. The exact structure matters less than the clarity and proportionality.

Avoid cash arrangements that bypass documentation. They might look less expensive at first, however they leave the house owner exposed if there is a conflict, injury, lien claim, or guarantee problem. Written agreements, documented payments, signed change orders, and lien releases where suitable are part of a professional project.

Lien laws differ by jurisdiction, however the basic concept is essential: subcontractors and suppliers might have rights if they are not paid for work or materials utilized on your property. For larger jobs, ask how the contractor manages lien waivers or releases. A credible general contractor will comprehend the concern and have a process.

The agreement need to secure the relationship, not just the contractor

A contract is not a sign of skepticism. It is a working document that keeps expectations aligned when the job gets busy. The best agreements are clear enough that you rarely require to argue about what they mean.

At minimum, the agreement needs to identify the parties, home address, scope of work, contract cost or rates approach, payment schedule, change order process, insurance coverage requirements, start and completion expectations, service warranty terms, dispute process, and termination conditions. It must reference illustrations, specs, allowances, and exemptions. If something is very important to you, it belongs in writing.

Pay special attention to exemptions. Exclusions are not necessarily warnings. They are frequently indications of honesty. A contractor might omit dangerous material remediation, utility company charges, landscaping repair work, window treatments, appliances, or style fees. That is acceptable if you know it before signing. It is an issue just when exclusions are discovered after the budget plan is committed.

Change orders need to likewise be defined. A modification order can result from owner upgrades, design revisions, hidden conditions, code requirements, or scope information. It needs to describe the included or credited cost and any schedule impact. Spoken modifications threaten. A quick discussion on site can become a \$6,000 misunderstanding three weeks later.

Pay attention to how the contractor handles your budget

Budget discussions reveal character. Some contractors avoid direct responses since they do not wish to scare off a customer. Others throw out rough numbers without enough information. The better contractors speak plainly about ranges, assumptions, and expense drivers.

If you are early in planning, a contractor might not be able to give a fixed price. That is sensible. However they should have the ability to describe whether your goals are usually aligned with your budget. If you want a 3,500-square-foot custom home with premium windows, detailed millwork, an intricate roofline, and substantial site work, the builder must not pretend it can be priced like an easy production home. If you desire a complete kitchen remodel with wall elimination, custom cabinets, new hardwood floor covering, updated electrical, and luxury home appliances, the contractor should help you comprehend the most likely variety before you invest months designing beyond your means.

Value engineering is not the same as cheapening a job. Great worth engineering safeguards the design intent while decreasing unneeded cost. That might suggest streamlining a roofing system form, picking a various window series, resizing an island to use standard slab measurements, keeping plumbing closer to existing areas, or selecting a tile pattern that reduces labor. Poor value engineering strips out the information that made the project worthwhile.

Red flags that deserve your attention

Some indication are apparent, such as no license where one is needed, no insurance coverage, or pressure to pay a large cash deposit right away. Other signs are subtler. A contractor who is sluggish to react during the sales process might not become more responsive after signing. A contractor who refuses to supply a composed scope may be establishing future disagreements. A contractor who speaks severely about every designer, inspector, trade, or previous client might bring that same dispute into your project.

Watch for these specific concerns:

1. The bid is dramatically lower than equivalent quotes and lacks detail.
2. The contractor withstands authorizations, written change orders, or evidence of insurance.
3. References are not available, unclear, or only from very old projects.
4. The payment schedule is front-loaded beyond the value of work carried out or materials ordered.
5. Communication feels hurried, dismissive, or confusing before the contract is signed.

One red flag does not constantly indicate you should leave. A small contractor might have an informal quote format however outstanding craftsmanship and referrals. A busy builder might take a few days to call back since they are on site fixing real problems. Usage judgment. Patterns matter more than isolated imperfections.

Small contractors, big companies, and the middle ground

Homeowners typically ask whether they need to employ a large company or a smaller independent contractor. There is no universal response. Big companies may offer more formal systems, much deeper staffing, developed trade relationships, and more powerful administrative support. They might likewise bring greater overhead, which appears in the rate. Smaller contractors may offer direct owner participation, flexibility, and competitive pricing. They may likewise have limited capacity if multiple projects require attention at once.

For a complex custom home, a builder with devoted job management, estimating support, and proven subcontractor capability can be worth the expense. For a carefully developed bathroom remodel or kitchen remodel, a smaller remodeling contractor with excellent field supervision might be perfect. For an occupied whole home restoration, the most essential element might be not company size, however discipline: dust control, communication, sequencing, day-to-day cleanup, and regard for the household.

Ask who will in fact be on your project. The company owner may sell the job, however a superintendent, job supervisor, lead carpenter, or foreman may run it. Meet that person if possible. A strong project manager can make a good company feel outstanding. A weak one can make a credible company feel disorganized.

Occupied restorations require a different level of planning

Living through a remodelling is not like enjoying remodelling tv. Dust relocations further than anticipated. Short-term kitchens get old rapidly. Pets discover gaps in barriers. Children are interested by tools. Workdays begin early. Water or power might be shut down for parts of the day. A contractor experienced in occupied renovations prepare for these realities.

If you are remodeling while living in the home, talk about work zones, dust defense, short-term centers, access, parking, security, cleanup, and interaction. For a kitchen remodel, ask how long you will be without a functioning sink, variety, fridge, or dishwasher. For a bathroom remodel, validate whether another restroom will stay offered. For a whole home restoration, it may be more economical and less difficult to move out briefly, particularly if floors are being refinished, ceilings opened, a/c replaced, or dangerous products remediated.

There is a real trade-off here. Leaving costs cash, however it can speed the job and lower day-to-day friction. Staying put saves temporary housing costs, but the contractor may require more time for protection, phasing, and daily clean-up. Neither option is incorrect. The best response depends on the project scope, family tolerance, budget plan, and schedule.



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/m7piVPdMREuVy6B6>

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 catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.