

Business Name: Vision Building and Renovation

Address: St. George, UT

Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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St. George, UT

Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Hiring a remodeling contractor for whole home construction is not the same as working with someone to replace a backsplash or upgrade a powder room. A whole home job touches structure, utilities, surfaces, scheduling, allowing, budgeting, household logistics, and frequently the psychological weight of altering a place where people have lived for many years. The contractor you choose will influence not only the finished home, however likewise how predictable, safe, and tolerable the process feels from the very first site visit to the last punch list.

A strong General contractor can turn a complicated vision into a buildable plan. A weak one can make a great design feel chaotic. The distinction generally shows up early, in how thoroughly they ask questions, how clearly they explain risk, and how disciplined they have to do with scope, expense, and communication.

Whole home construction beings in an unique category. It might consist of a Kitchen remodel, a Bathroom remodel, bed room reconfiguration, foundation work, additions, roof modifications, window replacement, electrical service upgrades, HVAC redesign, new pipes, insulation, flooring, millwork, and exterior improvements. Sometimes, it starts to look like New home construction since so much of the existing house is opened, rebuilt, or reimagined. That is why the hiring process deserves more rigor than a simple cost comparison.

What "whole home construction" truly means

Homeowners frequently utilize phrases like "complete renovation," "gut remodel," "major remodel," and "whole home construction" interchangeably, but contractors hear essential differences in those words. A cosmetic remodelling might leave walls, systems, and layout primarily intact. A gut remodel might get rid of drywall and

finishes down to the studs. Whole home construction typically indicates the entire home becomes a coordinated job, whether every wall is demolished.

That coordination matters. Moving a kitchen sink might need floor framing modifications, drain line rerouting, electrical panel capacity review, countertop preparation, cabinet store illustrations, and a pipes assessment. Expanding a main restroom may impact a bedroom closet, roofing system venting, waterproofing information, and tile selection. Opening a wall in between a kitchen and living-room might activate structural engineering, beam setup, new floor covering transitions, and lighting design.

A certified Remodeling contractor takes a look at these connections before assuring a price or timeline. Inexperienced contractors tend to price the noticeable work and find the covert work later. That does not constantly indicate they are deceitful. In some cases it implies they do not have the systems needed for bigger projects.

The larger the task, the more the contractor's management skill matters. Workmanship is still necessary, but whole home construction needs sequencing, documentation, trade coordination, cost control, and issue fixing. The person who can develop a lovely bathroom might not necessarily be prepared to run a full-house remodelling including fifteen subcontractors, 3 license 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 utilizes overlapping titles, and homeowners are typically left to decode them. A Remodeling contractor usually specializes in changing existing homes. They comprehend surprises inside old walls, uneven framing, occupied homes, dust protection, selective demolition, and matching new work to existing conditions. For whole home restorations, that experience is valuable.

A General **General contractor** manages the general task. They may perform some work with their own crew and subcontract the rest, or they might farm out nearly whatever while coordinating schedule, quality, allows, assessments, and communication. For a large remodel, the general contractor is generally the main point of accountability.

A Home builder typically concentrates on New home construction, though numerous builders also handle additions and significant remodels. Builders who work mainly from cleared lots might be excellent at ground-up construction however less knowledgeable about the restraints of working inside an older structure. That does not disqualify them, but it changes the questions you should ask.

A Custom home builder is normally established for one-of-a-kind homes with customized layouts, greater style participation, and detailed surface choices. Some custom builders are outstanding options for whole home construction when the remodel is comprehensive enough to look like building a custom home within an existing shell. The best fit depends less on the label and more on appropriate experience, process, transparency, and group capacity.

The key is to employ a contractor who has effectively completed jobs comparable to yours in size, complexity, finish level, and structure type. A contractor who mainly does little bathrooms may run out depth on a whole home. A new home builder might be strong on structure and scheduling but underestimate the intricacy of protecting existing trim, tying into old systems, or securing occupied spaces. The ideal contractor has lived through the kind of project you are preparing and can speak about it in practical detail.

Start with scope, not price

Many homeowners start by asking, "Just how much will this cost?" It is a reasonable question, but it is rarely the very best first concern. A whole home project needs scope meaning before rates has much significance. Without a clear scope, 3 contractor price quotes might appear to describe the same job while in fact including very different assumptions.

One estimate may include new electrical throughout the home, while another includes just noticeable fixture replacement. One might carry a reasonable allowance for custom cabinets, while another assumes stock cabinetry. One might consist of drywall repair work in adjacent rooms, paint for the full interior, authorization charges, engineering, short-lived protection, and debris removal. Another may leave those products unclear or exclude them entirely.

A useful early discussion sounds less like "What is your square-foot cost?" and more like "Here is what we want to alter, here is what we wish to maintain, here is where we are versatile, and here is the budget variety we are attempting to respect." An expert contractor can then react with sincere assistance. Sometimes that suggests verifying the project is practical. Often it means warning that the dream list is larger than the spending plan. That early stress is not a bad indication. It is often the very first indication that you are handling someone who will not inform you just what you wish to hear.

For example, a family preparing a full first-floor remodel may want a larger kitchen, new hardwood floor covering, a rebuilt staircase, powder space relocation, and new windows. On paper, it sounds like one project. In practice, it includes structural work, plumbing, electrical, HVAC, floor covering connection, surface carpentry, and exterior envelope information. If the spending plan is fixed, the contractor's task is not to magically compress reality. Their task is to help identify concerns and phase the work intelligently if needed.

The best contractors ask unpleasant concerns early

A seasoned contractor knows that beautiful makings do not prevent budget plan overruns or schedule hold-ups. They ask about access, parking, pets, kids, work-from-home requirements, decision-making authority, financing, storage, long-lead materials, and whether the household plans to reside in the home throughout construction.

Some of these questions feel early, however they are not. If a household stays in your home during a significant remodel, the contractor should prepare dust barriers, temporary energies, safe paths, sound expectations, and day-to-day cleanup. If the home is uninhabited, crews may work more effectively, however security and environment control become more crucial. If a kitchen is gotten rid of, the family needs a temporary food strategy. If bathrooms are destroyed in sequence, a minimum of one operating restroom may require to remain available.

A contractor who avoids these conversations might be attempting to keep the sales procedure simple. Simplesness feels pleasant at the start, then expensive later on. Whole home construction rewards realism.

One of the clearest signs of professionalism is when a contractor says, "We need to confirm that before I price it." They might recommend opening a small exploratory section of wall, generating a structural engineer, checking the drain line, evaluating attic access, or validating the electrical panel. These steps cost time and in some cases money, however they minimize uncertainty. In older homes, particularly those built before modern-day codes or remodeled several 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 homeowners need to check local guidelines instead of depend on generic suggestions. A genuine contractor ought to be willing to offer license details, evidence of general liability insurance coverage, and workers' compensation protection where applicable.

Insurance is not a procedure. Whole home construction involves demolition, ladders, electrical work, plumbing work, open walls, heavy materials, and multiple trades. If a worker is hurt or a subcontractor damages the home, inadequate protection can create major exposure for the house owner. Request certificates straight from the insurance coverage supplier when appropriate, and ensure the protection dates extend through the expected task period.

Financial stability also matters, though it is more difficult to verify. A contractor who is undercapitalized might depend upon your deposit to complete somebody else's project. Indication consist of unusually big upfront payment demands, reluctance to supply a written contract, pressure to start instantly without documents, or a price far listed below other qualified bids. Competitive pricing is welcome. Desperation rates is dangerous.

A healthy payment schedule ties payments to progress. For large tasks, deposits, milestone payments, and last retainage needs to be described plainly in the agreement. The contractor requires cash flow to buy products and pay trades, however the homeowner requires security against paying too far ahead of finished work. Great agreements balance both needs.

How to assess experience without being dazzled by photos

Project pictures are useful, but they can misinform. A refined kitchen picture does disappoint whether the contractor met the schedule, managed inspections properly, safeguarded the remainder of the home, handled change orders fairly, or returned after conclusion to fix problems. A portfolio should begin the conversation, not end it.



Ask about tasks comparable to yours. If your remodel includes a 1920s home with plaster walls, ask about plaster, knob-and-tube replacement, irregular framing, and matching historic information. If your job includes a modern open-plan redesign, ask 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 deals with structure tie-ins, roofing system combination, drainage, and outside material matching.

References should be recent and pertinent. A contractor's finest customer from ten years earlier might not reflect the current crew, subcontractors, or organization systems. Speaking to past customers is most useful when you

ask specific concerns. Did the contractor communicate before issues ended up being urgent? Were modification orders recorded? Was the website kept reasonably clean? Did the last cost line up with the authorized scope? How did they manage warranty items?

The most revealing question is frequently, "Would you employ them once again for a job of the same size?" Numerous customers can forgive little mistakes if the contractor was honest, responsive, and liable. Couple of clients forgive being ignored.

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

Whole home construction generally needs design work before construction begins. The best course depends on task intricacy, allowing requirements, and how clearly you currently understand what you want.

Some house owners hire an architect or residential designer first, then bid the finished plans to contractors. This can work well for intricate structural changes, additions, historical homes, or jobs requiring preparation board review. The advantage is style independence and comprehensive illustrations. The danger is designing beyond the spending plan if construction expense feedback comes too late.

Other house owners work with a design-build remodeling contractor, where design and construction live under one roof or within one coordinated team. This can streamline interaction and bring expense feedback into the design process previously. The risk is that pricing may be less competitive if the homeowner does not seek outdoors comparison, so transparency and trust are essential.

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

No method is perfect. What matters is that design, spending plan, and construction reality fulfill before the project is totally devoted. A stunning strategy that can not be developed for the readily available budget is not a strategy. It is an expensive disappointment.

Understanding estimates, allowances, and change orders

A whole home estimate ought to be detailed enough to reveal what is consisted of, what is omitted, and where assumptions stay. It does not require to list every screw, but it must break down major categories such as demolition, framing, plumbing, electrical, A/C, drywall, insulation, kitchen cabinetry, countertops, tile, floor covering, painting, fixtures, permits, and cleanup.

Allowances should have unique attention. An allowance is a placeholder quantity for an item not yet chosen, such as tile, lighting, devices, plumbing components, or cabinets. Allowances are not inherently bad. They are frequently essential early while doing so. Issues emerge when allowances are unrealistically low. A \$3,000 home appliance allowance might work for a modest kitchen, but not for a premium kitchen with a panel-ready refrigerator, range, ventilation insert, dishwasher, and drink 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 when interrupted. A wall thought to be non-load-bearing ends up to bring roof load. The problem is not whether modification orders happen, however how they are handled.

An expert contractor documents the modification, describes why it is needed, rates it plainly, and gets approval before proceeding unless there is an urgent safety problem. House owners must anticipate some contingency. For significant remodeling, a contingency of approximately 10 to 20 percent is commonly discussed, with older or more intricate homes leaning higher. That cash is not a contractor bonus offer. It is a financial buffer for uncertainty and owner-driven upgrades.

A brief checklist for comparing contractor proposals

Use this checklist only after you have validated that each contractor is pricing the same general scope. If the strategies or presumptions vary, the numbers will not tell the full story.

1. Confirm that major scope classifications are consisted of, particularly demolition, allows, mechanical systems, finishes, clean-up, and task management.
2. Compare allowances for cabinets, fixtures, appliances, tile, flooring, lighting, and hardware versus the quality level you really want.
3. Review exemptions thoroughly, since a low quote might simply move costs outside the contract.
4. Ask how modifications are priced, approved, and set up when construction begins.
5. Evaluate interaction quality, not just total cost, because unclear interaction generally becomes expensive.

A proposal that is 8 percent higher but total may be less costly than a lower proposition filled with gaps. The goal is not to select the most pricey contractor. The goal is to pick the most reputable number from a certified team.

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

Television renovation timelines have distorted expectations. A whole home remodel seldom moves from demolition to conclusion in a few tidy weeks. Even when teams are effective, real tasks depend upon permit review, inspections, material lead times, trade accessibility, weather, style choices, and unpredicted conditions.

A big Kitchen remodel alone can take numerous months from style to completion when cabinets, countertops, electrical, plumbing, flooring, and examinations are included. A Bathroom remodel might take weeks as soon as construction starts, but specialized tile, custom glass, plumbing fixtures, and waterproofing examinations add time. Multiply that across an entire home and sequencing becomes a severe preparation exercise.

Cabinets are a typical schedule motorist. Semi-custom or custom kitchen cabinetry can take a number of weeks or longer depending on the store and season. Windows and doors can also bring long lead times, specifically for custom sizes or specific surfaces. Specialty tile, imported components, high-end devices, and custom millwork must be selected early.

Permits differ extensively by location. Some jurisdictions concern easy interior remodel allows quickly. Others require strategy review, engineering, energy compliance documents, zoning review, or historic approval. A contractor familiar with your local structure department can typically anticipate requirements, but they can not control every review timeline.

Good contractors develop schedules with reliances in mind. Rough pipes should happen before insulation. Assessments should take place before drywall. Cabinet setup depends upon completed walls and floorings sometimes, while flooring might require to await untidy work to finish. Counter tops can not be made up until cabinets are installed and templated. Shower glass can not be determined properly up until tile is total. These are not reasons. They are the physics of construction.

Living in the house throughout construction

Some property owners remain through a whole home remodel to conserve rental costs. Often it works. Sometimes the cost savings disappear in tension, delays, and minimized productivity. The decision depends upon the scope, the home, and the contractor's ability to stage work safely.

If the task affects every restroom, the kitchen, the a/c system, or the electrical service, vacating might be the wiser option. Living without a kitchen is inconvenient. Living without trusted power, heat, safe exits, or sanitary centers can end up being unreasonable. Families with young children, senior relatives, respiratory concerns, or demanding work-from-home schedules need to be especially cautious.

When homeowners stay, phasing ends up being critical. The contractor may keep one restroom active while another is redesigned, produce momentary partitions, keep a short-term kitchenette, and schedule energy shutoffs beforehand. This includes coordination time and in some cases expense. Crews also work in a different way in an occupied home. They invest more time protecting surfaces, cleansing, securing tools, and handling everyday access.

There is no universal right answer. A vacant home usually permits faster, cleaner production. An occupied house may secure the budget from rental expenditure. The honest comparison needs to consist of not just lease, but likewise project duration, stress, safety, and the contractor's ability to keep momentum.

Contract details that safeguard both sides

An expert contract should read like a working file, not a vague pledge. It must recognize the parties, home address, scope of work, contract price or rates approach, allowances, payment schedule, approximated timeline, modification order procedure, insurance coverage requirements, guarantee terms, disagreement process, and conditions for termination.

The scope ought to be specific enough that both celebrations can point to the very same language later and understand what was intended. "Remodel kitchen" is insufficient. "Install owner-selected tile" is insufficient unless it clarifies [Vision Building and Renovation New home construction](#) whether the contractor includes substrate preparation, waterproofing where needed, trim pieces, grout, sealing if applicable, and pattern complexity. Information avoid conflict.

Payment terms should be connected to identifiable milestones. A contractor might ask for a deposit to reserve the schedule and begin procurement. Later payments may represent demolition conclusion, rough-in conclusion, drywall completion, cabinet installation, considerable completion, and last conclusion. The precise structure varies by jurisdiction and project type, but the principle remains: money should follow documented progress.

Warranty language should be clear. Many contractors supply craftsmanship warranties [builtbyvbr.com New home construction](#) for a specified period, separate from producer warranties on appliances, components, windows, roof, or other products. Property owners need to understand who to call if a cabinet hinge stops working, a faucet leakages, grout fractures, or a window seal fails. Not every concern is the contractor's responsibility, however a great contractor helps clarify the course to resolution.

The surprise worth of preconstruction planning

Preconstruction is where numerous projects are won or lost. It is the duration before demolition when strategies are improved, budgets are fixed up, selections are made, licenses are submitted, trade partners evaluate the work, and long-lead items are ordered.

Homeowners in some cases resist spending for preconstruction services since they view "real work" as the activity on website. Experienced builders understand otherwise. A day invested fixing cabinet measurements before framing can prevent weeks of hold-up later. A pipes walk-through before demolition can expose venting obstacles. A lighting strategy evaluated before drywall can avoid awkward switch areas and costly rework.

For whole home construction, preconstruction might include website measurements, exploratory demolition, engineering coordination, estimating updates, schedule preparation, worth engineering, choice tracking, and permit preparation. The contractor might charge a preconstruction cost, specifically for complicated jobs needing significant time before a construction agreement is settled. That fee can be rewarding if it produces a more precise spending plan and smoother build.

Value engineering is frequently misinterpreted. It ought to not mean stripping quality blindly. Done well, it suggests finding smarter methods to attain the [Remodeling contractor](#) goal. Maybe moving a bathroom wall 18 inches develops major plumbing expense, while a smaller design modification provides most of the advantage for less money. Perhaps custom built-ins in every space can be phased later, while electrical stopping and outlets are set up now. Possibly the project keeps existing window openings to prevent exterior masonry work. Excellent contractors bring these alternatives forward without making the house owner feel foolish for dreaming big.

Red flags that should have attention

Not every warning sign implies you ought to walk away right away, however patterns matter. A contractor who is slow to return a very first call might merely be busy. A contractor who is unclear, incredibly elusive, uninsured, undocumented, and pressuring you for a deposit is revealing you the future.

Be careful when a contractor offers a firm cost after a brief walkthrough for a complicated whole home task with no drawings. Be cautious when the quote is significantly lower than others and the explanation is "we simply work faster." Beware when they dismiss authorizations as unnecessary without a sound legal basis. Be cautious when they refuse to put pledges in composing or dissuade you from talking to current clients.

Also take note of how they discuss prior clients, inspectors, designers, and subcontractors. Construction needs collaboration. A contractor who blames everyone else for every single previous problem might eventually speak about you the exact same way. The best contractors are candid 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/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 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.