

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 substantial decisions you will make in a new home construction project or a whole home restoration. The best contractor secures your spending plan, schedule, style intent, and sanity. The wrong one can turn a promising project into a sluggish, pricey disagreement that leaves everybody frustrated and the house half-finished.

Most property owners know they should "get three bids" and "examine references." That suggestions is not incorrect, however it is too thin for the size of the choice. A custom home builder or remodeling contractor will be involved in your finances, your daily life, your residential or commercial property, and typically your household's regimen for months. You are not just buying an item. You are hiring a team to manage countless information, dozens of trades, an altering series of assessments, weather condition, preparations, design decisions, and inescapable surprises behind walls or below grade.

The finest choice is rarely the person with the flashiest truck or the lowest number on the very first quote. It is the contractor who can describe the work clearly, price it properly, communicate before problems end up being crises, and produce constant results through a process you understand.

Start by knowing what type of contractor your task really needs

A new custom home, a kitchen remodel, a bathroom remodel, and a full gut remodelling all require construction skill, but they do not need the exact same contractor profile. A company that stands out at ground-up new home construction may not be the best suitable for a tightly phased restoration in an occupied house. A remodeling

contractor who is excellent at kitchens and baths may not have the personnel, systems, or subcontractor depth to handle a big addition with structural steel, website drain, and several license packages.

For a new construct, you generally need a home builder or general contractor with strong website management experience. That suggests they understand excavation, structures, utility coordination, framing, roofing, mechanical rough-ins, insulation, developing envelope information, and final surfaces. A custom home builder should likewise be comfy dealing with designers, engineers, interior designers, surveyors, and regional inspectors. If the lot has slope, bad gain access to, wetlands, old trees to maintain, or unusual zoning limitations, the builder's planning ability matters as much as their carpentry.

For a whole home restoration, particularly one including structural changes, mechanical upgrades, or an addition, you require a remodeling contractor who understands existing conditions. Remodelling work requires a different type of judgment. Old homes seldom reveal all their tricks throughout the very first walkthrough. Framing might not match the drawings. Electrical work might have been altered by prior owners. Plumbing may run through a wall everyone intended to get rid of. A strong remodelling contractor understands how to examine early, rate allowances truthfully, and secure the homeowner from avoidable change orders.

For a kitchen remodel or bathroom remodel, the stakes are concentrated in smaller sized areas. Kitchens and bathrooms include lots of sell tight sequence: demolition, framing, pipes, electrical, a/c changes, drywall, tile, cabinets, countertops, glass, painting, and trim. A little mistake in layout can impact appliance clearance, shower slope, vanity placement, or lighting balance. The right contractor for this work is detail-oriented and comfortable collaborating selections early, because tile, fixtures, cabinets, and countertops drive both cost and schedule.

The least expensive quote frequently costs more later

Low bids develop a strong psychological pull. When one contractor is 15 or 25 percent listed below the others, it is appealing to think you discovered someone efficient, hungry, or refreshingly reasonable. Often that holds true. Regularly, an extremely low number means something essential is missing.

The missing item might be apparent, such as painting, allows, demolition, particles removal, finish hardware, appliance installation, 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 basis, or "site work by owner" when site work is a major unidentified. It might likewise be a sequencing issue. A contractor may price the visible finish work but undervalue the time needed for defense, short-lived walls, dust control, inspections, and corrections.

I have actually seen property owners compare two kitchen remodel bids where one was almost \$18,000 lower. On evaluation, the lower bid excluded cabinet installation, under-cabinet lighting, backsplash tile, and floor patching where a wall was being removed. Once those items were included, the bids were nearly identical, except the higher contractor had been transparent from the start. That is not a little difference. Openness before signing normally anticipates fewer arguments after demolition.

A responsible contractor does not need to be the highest-priced option. Excellent firms still compete. But a fair rate needs to show labor, guidance, materials, subcontractors, insurance, overhead, earnings, clean-up, and danger. If the price is significantly lower than the rest, ask the contractor to stroll you through precisely how they arrived at it. A positive professional will not be angered by that question.

Licensing, insurance, and the standard checks still matter

Before you fall in love with a portfolio, confirm the basics. Requirements vary by state, county, and town, so the precise license type depends on where the job lies. For larger projects, the contractor should have the ability to

provide current licensing information, general liability insurance coverage, and employees' settlement coverage if they have staff members. If they count on subcontractors, those trades ought to carry appropriate coverage as well.

Insurance is not paperwork for paperwork's sake. If someone is hurt on site, if a subcontractor damages the home, or if a water line fails during the work, coverage can figure out whether the issue gets solved professionally or ends up being a legal battle. Request for certificates straight from the insurance coverage agent when appropriate, not just a photocopy that has actually been sitting in a folder for three years.



Permitting is another early test. Some property owners intend to prevent permits to save money or accelerate the job. Great contractors are typically cautious about that. Permit requirements exist for safety, resale paperwork, and code compliance. There are small cosmetic jobs that might not need licenses, but structural changes, electrical work, pipes work, HVAC work, additions, and numerous major renovations usually do. If a contractor recommends avoiding a required authorization, deal with that as a severe caution sign.

What a severe quote should include

A quote does not require to check out like a legal book, but it should be specific enough that both celebrations understand the very same project. Vague quotes are one of the main reasons for construction conflict. They leave excessive room for different assumptions.

An excellent estimate for a whole home remodelling or new home construction task should explain the scope, identify significant additions and exclusions, state allowances where final choices are not yet made, and discuss how modifications will be priced. It should also clarify payment structure, expected schedule, service warranty terms, and who is accountable for permits, style documents, studies, engineering, energy fees, and owner-supplied materials.

For example, "install bathroom tile" is not enough. A better scope explains the tile areas, waterproofing approach, approximate square video, pattern presumptions, grout type if understood, specific niche or bench details, and whether tile product is consisted of as an allowance or provided by the owner. This level of detail may feel tiresome before the task begins, however it prevents costly misconceptions later.

Allowances should have unique attention. An allowance is a placeholder amount for something not yet selected, such as tile, lighting, pipes fixtures, devices, or kitchen cabinetry hardware. Allowances are not inherently bad. They are typically necessary early in style. The problem comes when allowances are unrealistically low. A \$3 per square foot tile allowance may make a bathroom remodel look cost effective on paper, however lots of house owners select tile well above that number. The same applies to devices, countertops, windows, doors, and lighting.

Ask whether the allowances match the quality level [small business accountant](#) displayed in the contractor's portfolio or talked about during your meetings. If you are preparing a high-end kitchen remodel with inset cabinets, panel-ready appliances, stone counter tops, and comprehensive lighting, the allowances should reflect that reality.

Interview the contractor like a working partner, not a salesperson

A polished sales meeting is useful, but construction is not performed in the sales conference. The genuine test is how the contractor believes. Ask concerns that reveal procedure, not just personality.

Here is a concise set of concerns worth asking before you sign:

1. Who will manage the task day to day, and how typically will that individual be on site?
2. How do you deal with change orders, unforeseen conditions, and owner-requested upgrades?
3. What parts of the work are performed by your employees, and what parts are subcontracted?
4. How do you communicate schedule updates, choices needed, and delays?
5. Can you show me a recently finished project similar in size and complexity to mine?

The responses need to be practical and specific. If you ask about unforeseen conditions in a renovation and the contractor states, "We never ever have issues," that is not reassuring. Every experienced remodeling contractor has discovered rotten subflooring, small framing, hidden junction boxes, deserted pipes, or out-of-level floors. The professional response is not that surprises never take place. The expert response discusses how surprises are recorded, priced, approved, and included into the schedule.

Communication design matters more than numerous property owners anticipate. Some contractors utilize task management software with day-to-day logs, images, and selection tracking. Others prefer call, e-mails, and weekly website meetings. Either can work if the system is clear. What does not work is a house owner texting 5

various trades while the contractor presumes choices are being made in other places. For a large task, communication needs a chain of command.

References work just if you ask the best questions

Most contractors can supply delighted recommendations. That does not make reference checks meaningless, however it does imply you need to go deeper than "Were you satisfied?" People can be pleased and still expose important details.



Ask past customers whether the last expense was close to the contracted amount, leaving out changes they requested. Ask how the contractor dealt with problems. Ask whether the site was organized. Ask if workers showed up regularly. Ask how responsive the contractor sought the last payment. The post-completion concern is particularly revealing. A contractor who goes back to adjust a door, fix a fixture, or fix a punch list product after last payment is showing long-term professionalism.

If possible, go to a finished job or an active job site. A finished home shows finish quality. An active job website shows routines. Search for affordable cleanliness, secured floorings, arranged materials, posted licenses where required, and evidence that the work is being sequenced thoughtfully. Construction sites are not showrooms, but there is a visible distinction between active work and chaos.

Online reviews can assist, however read them with context. A single angry evaluation may not inform the whole story. A pattern of complaints about communication, billing surprises, incomplete punch lists, or missed out on schedules is more meaningful. Likewise focus on how the contractor reacts. Protective, insulting replies to criticism can reveal how dispute may feel when money is on the line.

Match the contractor to the style team and task delivery method

Some property owners hire an architect initially, complete drawings, then bid the job to several builders. Others generate a contractor early throughout design to offer budget plan feedback. Some utilize design-build firms that deal with both style and construction under one roofing. Each method can work, however the contractor needs to fit the structure.

For custom homes, early builder participation can conserve cash if the architect and builder work together well. A home might be stunning on paper but pricey to construct because of window sizes, roofing intricacy, structural spans, surface presumptions, or website gain access to. An experienced custom home builder can flag expense drivers before the illustrations are total. That feedback is most beneficial when it comes early, not after authorization illustrations are ended up and the owner is emotionally connected to every detail.

For whole home remodellings, early contractor input is frequently a lot more important. Existing houses do not always comply with tidy design ideas. Moving a kitchen to the opposite side of your home might require structural work, new drain routing, electrical service upgrades, and heating and cooling redesign. Getting rid of a wall might be easy or might involve beams, posts, footings, and second-floor load paths. An experienced general contractor can help the design team test these presumptions before the spending plan is exhausted.

Design-build can reduce finger-pointing due to the fact that one group owns the procedure. Standard architect-led jobs can offer strong style advocacy and competitive rates. Neither is immediately much better. The key is

clearness. Know who is responsible for illustrations, engineering, selections, permit submissions, pricing updates, and field decisions.

Look carefully at scheduling promises

Every property owner wants a clear completion date. Contractors should supply schedules, but construction schedules are forecasts, not assurances versus weather, assessment delays, utility hold-ups, product backorders, health problem, or owner decision hold-ups. The problem is not whether a schedule ever changes. The issue is whether the original schedule was reasonable and whether updates are handled professionally.

A bathroom remodel might take three to 6 weeks depending upon scope, examinations, tile intricacy, and product availability. A kitchen remodel frequently runs six to twelve weeks when demolition begins, often longer if walls move, kitchen cabinetry is custom, or major mechanical work is included. A whole home restoration can take several months to more than a year. New home construction varies commonly by size, site conditions, jurisdiction, style intricacy, and builder capacity.

Be careful of pledges that sound too easy. If every other contractor approximates eight months and one says four, request a comprehensive schedule demonstrating how that will occur. Often a shorter schedule is possible because the contractor has committed crews, strong trade relationships, and a job opening that fits completely. In some cases it is simply a sales tactic.

Homeowner choices likewise affect timing. Cabinets can not be ordered without final layouts. Pipes rough-ins depend on fixture specifications. Electrical walk-throughs depend on lighting strategies. Tile installation depends on selected product, pattern, and trim details. A contractor who pushes you to make choices early is not being challenging. They are securing the schedule.

Understand the payment structure before work begins

Payment terms vary by region and project type, but they need to be tied to clear turning points or progress. Large deposits before any work or material ordering can be dangerous. On the other hand, contractors ought to not be expected to fund a project for months. A reasonable payment schedule balances both sides.

For new construction, payments might align with turning points such as structure, framing, rough mechanicals, insulation, drywall, surfaces, and conclusion. For restorations, payments may be connected to mobilization, demolition, rough-in conclusion, evaluations, drywall, kitchen cabinetry, tile, and significant completion. The specific structure matters less than the clearness and proportionality.

Avoid cash plans that bypass documents. They might look cheaper initially, but they leave the homeowner exposed if there is a conflict, injury, lien claim, or warranty problem. Written contracts, documented payments, signed modification orders, and lien releases where proper become part of an expert project.

Lien laws differ by jurisdiction, but the fundamental concept is necessary: subcontractors and suppliers might have rights if they are not paid for work or materials utilized on your home. For bigger jobs, ask how the contractor deals with lien waivers or releases. A credible general contractor will understand the concern and have a process.

The contract should secure the relationship, not simply the contractor

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

At minimum, the agreement ought to identify the celebrations, residential or commercial property address, scope of work, contract cost or rates approach, payment schedule, change order process, insurance requirements, start and completion expectations, service warranty terms, disagreement process, and termination conditions. It ought to reference drawings, specifications, allowances, and exemptions. If something is essential to you, it belongs in writing.

Pay unique attention to exclusions. Exclusions are not necessarily red flags. They are frequently indications of honesty. A contractor might omit hazardous product removal, energy company costs, landscaping repairs, window treatments, home appliances, or design charges. That is appropriate if you know it before signing. It is an issue only when exemptions are discovered after the budget plan is committed.

Change orders should likewise be specified. A modification order can result from owner upgrades, style modifications, covert conditions, code requirements, or scope clarifications. It needs to explain the included or credited expense and any schedule impact. Verbal changes are dangerous. A quick discussion on website can end up being a \$6,000 misunderstanding three weeks later.

Pay attention to how the contractor manages your budget

Budget discussions reveal character. Some contractors prevent direct answers due to the fact that they do not want to scare off a customer. Others throw out rough numbers without sufficient details. The better contractors speak clearly about varieties, assumptions, and expense drivers.

If you are early in preparation, a contractor may not have the ability to provide a repaired rate. That is affordable. However they should have the ability to describe whether your objectives are usually lined up with your budget plan. If you desire a 3,500-square-foot custom home with premium windows, detailed millwork, a complicated roofline, and extensive site work, the builder needs to not pretend it can be priced like a simple production home. If you want a full kitchen remodel with wall elimination, custom cabinets, new hardwood flooring, updated electrical, and high-end appliances, the contractor ought to help you comprehend the likely range before you invest months designing beyond your means.

Value engineering is not the like lowering a job. Excellent worth engineering safeguards the design intent while lowering unnecessary cost. That may mean simplifying a roofing system type, 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 lowers labor. Poor value engineering strips out the details that made the job worthwhile.

Red flags that deserve your attention

Some indication are apparent, such as no license where one is needed, no insurance, or pressure to pay a big money deposit immediately. Other signs are subtler. A contractor who is sluggish to react during the sales process may not become more responsive after signing. A contractor who declines to offer a composed scope might be setting up future disputes. A contractor who speaks severely about every designer, inspector, trade, or former client may bring that same dispute into your project.

Watch for these specific issues:

1. The bid is drastically lower than equivalent quotes and lacks detail.
2. The contractor resists licenses, written change orders, or evidence of insurance.
3. References are unavailable, unclear, or just 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 puzzling before the contract is signed.

One warning does not always suggest you should walk away. A small contractor might have a casual estimate format but outstanding workmanship and references. A busy builder may take a few days to return a call due to the fact that they are on site fixing real problems. Usage judgment. Patterns matter more than isolated imperfections.

Small contractors, big companies, and the middle ground

Homeowners frequently ask whether they must employ a big company or a smaller independent contractor. There is no universal response. Large companies might offer more official systems, much deeper staffing, established trade relationships, and more powerful administrative support. They might likewise bring higher overhead, which appears in the price. Smaller contractors might offer direct owner involvement, versatility, and competitive rates. They may also have limited capability if multiple jobs require attention at once.

For a complex custom home, a builder with dedicated task management, approximating support, and tested subcontractor capacity can be worth the cost. For a carefully created bathroom remodel or kitchen remodel, a smaller remodeling contractor with outstanding field supervision may be perfect. For an occupied whole home restoration, the most important aspect may be not company size, however discipline: dust control, interaction, sequencing, daily clean-up, and respect for the household.

Ask who will really be on your project. The company owner might offer the job, however a superintendent, job manager, lead carpenter, or foreman may run it. Meet that individual if possible. A strong task supervisor can make a great company feel exceptional. A weak one can make even a reliable firm feel disorganized.

Occupied remodellings need a various level of planning

Living through a renovation is not like viewing restoration television. Dust relocations farther than expected. Temporary kitchens get old rapidly. Pets discover spaces in barriers. Kids are fascinated by tools. Workdays start 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 refurbishing while residing in the home, go over work zones, dust defense, momentary facilities, access, parking, security, cleanup, and interaction. For a kitchen remodel, ask the length of time you will lack a functioning sink, range, refrigerator, or dishwasher. For a bathroom remodel, confirm whether another restroom will remain readily available. For a whole home restoration, it might be more economical and less difficult to vacate briefly, especially if floors are being refinished, ceilings opened, a/c replaced, or dangerous products remediated.

There is a genuine trade-off here. Moving out costs cash, but it can speed the task and reduce day-to-day friction. Staying put saves short-lived housing costs, however the contractor might need more time for defense, phasing, and daily clean-up. Neither choice is incorrect. The ideal response depends on the task scope, household tolerance, budget, 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/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 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 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.