**Business Name:** Vision Building and Renovation
**Address:** St. George, UT
**Phone:** (435) 669-4133

# Vision Building and Renovation

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

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**Business Hours**

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

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Choosing between a general contractor and a home builder sounds simple up until money, allows, illustrations, weather, inspections, subcontractors, and reality get in the photo. The title on a business card does not constantly inform you whether someone is the ideal fit for your project. A proficient general contractor might be best for a kitchen remodel, a bathroom remodel, an addition, or a whole-house restoration. An experienced home builder may be the much better option when you are beginning with a vacant lot and preparing new home construction from the ground up.

The confusion is reasonable. Both coordinate trades. Both handle schedules. Both deal with inspectors, providers, change orders, and spending plans. Both can build something significant. The distinction lies in the kind of work they are constructed to handle, the systems they use, the risks they understand best, and the method they assist clients through decisions.

I have seen property owners work with a new home builder for a complex restoration and find that working inside an existing structure was more unforeseeable than anyone anticipated. I have actually likewise seen individuals work with a remodeling contractor to develop a new custom home, just to discover that website development, energy coordination, and long-range sequencing required a various level of new-build experience. Neither professional was necessarily bad. They were simply running outside their strongest lane.

The right hire depends on what you are constructing, how much design work is currently total, just how much control you desire, how many unknowns the project consists of, and how comfy you are with the process.

## What a general contractor in fact does

A general contractor is the main manager responsible for providing a construction project. On domestic tasks, that typically indicates hiring and coordinating subcontractors, ordering materials, scheduling evaluations, keeping work moving, managing jobsite conditions, tracking expenses, and fixing issues as they appear.

A great general contractor does not simply "know a guy" for each trade. They understand the order of operations. They understand why the plumber requires to be roughed in before insulation, why a framing correction can affect cabinet designs 3 months later on, and why one missing out on window can hold up siding, drywall, trim, and final painting. They invest much of their time avoiding little problems from ending up being pricey delays.

General contractors are typically hired for remodeling tasks, additions, repair work after damage, basement finishes, structural alterations, and specialty 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 including 600 square feet to the back of a home, a general contractor or remodeling contractor is typically the natural fit.

The strongest general contractors are especially valuable in existing homes due to the fact that restorations require judgment. Older homes hardly ever match their illustrations, if drawings exist at all. A wall that appears non-load-bearing might carry roofing load through an odd framing course. Electrical electrical wiring may have been altered by three previous owners. Flooring framing may run out level by an inch across a room. The contractor needs to identify, adapt, file, and keep the project moving without pretending your home is something it is not.

That sort of work requires perseverance and field experience. It is something to set up cabinets in a recently framed kitchen with square walls and a level slab. It is another to install them in a 1940s home where the plaster differs in density, the flooring rolls towards the back entrance, and the house owner desires the completed space to look clean without tearing the entire home apart.

## What a home builder gives the table

A home builder concentrates on building houses, usually from an empty lot or a cleared structure website. Some builders focus on production homes, where buyers pick from set strategies and surface plans in a prepared community. Others operate as a custom home builder, producing distinctive homes with architects, designers, engineers, and owners.

For new home construction, a builder's work frequently begins before any framing crew gets here. They may assist examine land, evaluation zoning restrictions, coordinate surveys, organize soil tests, estimate sitework, cost energy connections, and identify allowing requirements. These early actions matter because the cost of preparing land can amaze even skilled property owners. A gorgeous wooded lot might require cleaning, grading, a long driveway, drainage work, septic design, well drilling, or energy extensions before the first footing is poured.

A home builder also understands the rhythm of building from scratch. Excavation leads to structure work. Structure work leads to framing. Framing causes roof, windows, rough mechanicals, insulation, drywall, trim, surfaces, and last examinations. The series is cleaner than remodeling in some ways due to the fact that the builder controls the whole structure. However the scale is bigger, and the cash flow, preparations, selections, and coordination needs can be intense.

## The overlap, and why it can be misleading

There is genuine overlap between the two roles. A general contractor can construct a new home if licensed, insured, experienced, and appropriately staffed for that work. A home builder might likewise take on remodellings, specifically additions or large remodels for past customers. In some markets, individuals use the terms interchangeably. A company may call itself a builder but do mostly remodels. Another may call itself a general contractor but focus on custom homes.

That is why you need to look beyond the label. Ask what type of work makes up most of their yearly volume. Ask to see projects comparable to yours, not just impressive photos. A gorgeous new farmhouse does not show expertise in remodeling a tight city row home. A spectacular kitchen remodel does not show the company can deal with land development, foundation coordination, and a year-long custom build.

I when walked a house where the owner had employed a builder known for new homes to finish a significant interior renovation. The builder was capable, sincere, and well regarded. But the job dragged because his group was utilized to clean sequencing, open framing, and foreseeable strategies. Your house had hidden plumbing conflicts, uneven floorings, and occupants living upstairs throughout construction. A remodeling contractor would have prepared for more of the friction, priced more investigative work upfront, and staged the task differently.

## Match the expert to the job type

For most homeowners, the easiest method to narrow the option is to start with the nature of the task instead of the title of the professional. A kitchen remodel, bathroom remodel, room addition, basement restoration, or structural repair normally points towards a general contractor with remodeling experience. A ground-up house usually points towards a home builder, particularly if the design is custom or the website has complications.

Here is a practical contrast:

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

This comparison is not a rigid guideline. Some big remodeling contractors are outstanding at additions that feel practically like new builds. Some custom builders have internal restoration departments that manage complex remodels magnificently. The crucial thing is not the category. It matters experience.

## When a general contractor is the smarter hire

A general contractor is normally the smarter employ when the project should connect into an existing structure. Existing homes create unknowns. Even when plans are detailed, the contractor might not know what is inside a wall till demolition begins. That uncertainty impacts prices, scheduling, and communication.

Take a kitchen remodel as an example. On paper, it might consist of cabinet replacement, new countertops, lighting, flooring, backsplash tile, and home appliance installation. In practice, the job may involve transferring plumbing, updating electrical service, repairing subfloor damage near an old dishwashing machine, fixing a

sagging ceiling, broadening an opening, and collaborating cabinet delivery so boxes do not being in a garage for 6 weeks.

A general contractor who remodels kitchens regularly knows where surprises tend to hide. They might recommend opening a little area of wall before last pricing. They might ask the cabinet designer for device specs early since a one-inch distinction in fridge depth can affect adjacent pantry cabinets. They might flag that moving a sink to an island needs venting choices that require to be confirmed before the style is finalized.

Bathroom remodels are another location where remodeling experience matters. A restroom is small, however it is mechanically thick. Waterproofing details, framing flatness, drain area, glass clearances, fan ducting, and tile layout all impact the outcome. I have seen homeowners focus almost completely on tile choice while missing out on the more vital question: who is responsible for making certain the shower does not leak five years from now? The answer must be clear before work starts.

General contractors also tend to be better matched for projects where the property owner remains in the house throughout construction. Living through a remodel is difficult. Dust barriers, momentary kitchens, bathroom access, family pet safety, parking, day-to-day cleanup, and working hours enter into the task. Contractors who specialize in 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 more powerful option when the project starts with land, plans, and a full house to construct. New home construction needs coordination at a scale that differs from remodeling. The builder should manage the entire building envelope, site drainage, foundation accuracy, energy setup, code compliance, energy requirements, and long lead-time products.

For custom homes, the builder ought to ideally be involved before the illustrations are completely complete. That does not imply the builder changes the architect. It means pricing and constructability feedback can avoid expensive redesign later on. For instance, an architect may develop a remarkable wall of windows, a complex roofline, or a cantilevered veranda. Those functions might deserve every dollar, but the owner ought to comprehend the cost before authorization illustrations are finished.

A custom home builder can likewise assist align allowances with truth. Allowances are budget plan placeholders for items not yet picked, such as tile, lighting, appliances, pipes components, or floor covering. If allowances are too low, the contract cost looks attractive at signing however grows painfully during selections. A builder with transparent allowance practices will tell you whether the numbers match your expectations. If you are thinking of professional devices, wide-plank wood, inset cabinets, and natural stone, the budget plan should not bring entry-level allowances.

## The design concern: who leads before construction starts?

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

The design course affects whom you hire and when. For remodels, some general contractors offer design-build services, indicating they manage design and construction under one roofing or through close design partners. This can work well for kitchens, bathrooms, additions, and whole-house restorations when the house owner desires a directed process and a single point of obligation. The advantage is continuity. The designer, estimator,

and field group pursue the exact same budget plan. The trade-off is that you may not be competitively bidding a completely ended up plan to several contractors.

For custom homes, numerous owners employ an architect first, then generate a custom home builder during design development. Others work with a design-build home builder with in-house or partner architectural services. Both approaches can be successful. The risk comes when design and budget plan develop separately. If the plans are finished without cost input, the first builder estimate might go beyond the spending plan by 20 percent, 40 percent, or more, depending upon the marketplace and complexity. At that point, the owner pays for redesign or starts cutting functions under pressure.

Good professionals welcome early budget conversations. They may not give a repaired cost without illustrations, but they can determine expense chauffeurs. They can say, "That second-story addition will likely require structural upgrades listed below," or "A 500-foot utility run will not price like a standard subdivision connection," or "If you desire large-format tile because shower, we need flatter walls and a much better substrate plan."

## Licensing, insurance, and regional rules

Licensing guidelines vary by state, province, county, and municipality. Some areas require a general contractor license for any significant domestic work. Others accredit particular trades however have looser requirements for the person coordinating the Bathroom remodel task. New home builders might require registration with a state home builder board, warranty program, or local building authority. Because guidelines differ, homeowners should verify requirements in your area instead of counting on assumptions.

Insurance matters just as much as licensing. At a minimum, the contractor or builder should carry general liability insurance coverage and, if they have employees, workers' payment coverage. If subcontractors are utilized, the prime contractor must have a procedure for collecting certificates of insurance coverage. This is not documents for documents's sake. If someone is injured on the home or a subcontractor causes damage, unclear protection can end up being a severe problem.

Permitting is another dry run. A certified professional must be able to describe what permits are required, who will get them, what evaluations are anticipated, and how authorization costs are managed. Beware if someone suggests avoiding authorizations for work that plainly needs them. Unpermitted structural, electrical, pipes, or mechanical work can develop safety issues and complicate resale.

## How prices varies between remodels and new builds

Pricing techniques differ, however domestic construction frequently falls under fixed-price agreements, cost-plus agreements, or hybrids with allowances and modification orders. The very best technique depends upon how total the strategies are and the number of unknowns exist.

A fixed-price agreement offers the owner a defined cost for a defined scope. It works best when illustrations, specifications, selections, and site conditions are clear. In remodeling, fixed rates can still include exemptions for surprise conditions, such as concealed rot, out-of-date electrical wiring, or structural defects discovered throughout demolition. That is reasonable if the exemptions specify and the change order procedure is clear.



Cost-plus contracts bill the owner for actual costs plus a contractor fee, either a portion or fixed fee. This technique can make good sense for custom homes or intricate restorations where the scope can not be completely known at the start. The owner gets versatility and transparency, but also carries more expense risk. Strong reporting is important. Without regular expense updates, cost-plus can become difficult quickly.

Allowances deserve cautious attention. A contract may include a $4,000 appliance allowance, however the range you desire might cost $7,500 by itself. A bathroom remodel may consist of a tile allowance that covers standard ceramic however not handmade tile or natural stone. Low allowances are among the most convenient methods for a quote to appear competitive while downplaying the true project cost.

Contingency is likewise different in between project types. For a fairly uncomplicated new home on a prepared lot with total plans, contingency might be lower than for a significant remodelling in an older home. For remodels, lots of professionals recommend owners to keep a reserve, often in the variety of 10 to 20 percent depending on age, intricacy, and how much examination has been done. That is not a license for sloppy pricing. It is recognition that existing buildings can conceal pricey surprises.

## The concerns that reveal fit

Interviews typically expose more than websites. You are not only purchasing labor and products. You are working with judgment, communication, and problem-solving under pressure. A refined portfolio works, but the conversation ought to get specific.

Ask these questions before you make a decision:

1. How lots of jobs like mine have you completed in the last 2 years?
2. Who will monitor the job daily, and how frequently will they be onsite?
3. How do you handle modification orders, surprise conditions, and allowance overages?
4. Can you supply current recommendations for similar work, not simply your preferred projects?
5. What parts of this job fret you most from an expense, schedule, or constructability standpoint?

The last concern is particularly exposing. A weak contractor states, "Absolutely nothing, it all looks simple." A strong one pauses and provides a real answer. Perhaps the concern is access for excavation equipment. Perhaps it is matching existing brick. Maybe it is long lead times for custom windows. Possibly it is keeping an operating bathroom offered while the other one is under construction. Experts who can recognize risk early are more likely to handle it well.

## Red flags that need to slow you down

A low price can be genuine, however it must make good sense. If 3 quotes for a bathroom remodel cluster around $38,000 to $45,000 and one is available in at $24,000, you need to understand why. Possibly the low bidder misinterpreted the scope. Maybe they omitted plumbing components, glass, electrical upgrades, or licenses. Perhaps they prepare to utilize lower-cost products. Or maybe they are underpricing the task and hoping to recuperate through change orders.

Be careful with unclear scopes. "Renovate kitchen" is not a scope. An appropriate proposition must describe demolition, framing, electrical, pipes, heating and cooling changes if any, drywall, floor covering, kitchen cabinetry, countertops, backsplash, painting, permits, cleanup, and exemptions. It needs to clarify who supplies home appliances, components, tile, lighting, cabinet hardware, and other surface items.

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

Another warning is pressure. A contractor or builder might have valid scheduling restrictions, but you should not feel rushed into a significant contract without time to evaluate it. Residential construction involves too much cash and disturbance for handshake-level clarity.

## Kitchen remodels, bathroom remodels, and the value of specialization

Kitchens and bathrooms should have special mention due to the fact that they are common tasks and simple to undervalue. They combine style, utility systems, finish workmanship, and everyday family disturbance. A kitchen remodel may affect how a household eats for two months. A bathroom remodel might require careful planning if it is the just complete bath in the house.

A remodeling contractor who does these jobs routinely brings useful routines that do not always display in images. They know to verify appliance specifications before rough electrical. They know a shower specific niche ought to be laid out with the tile pattern, not framed randomly and regretted later. They know the vanity drawer should clear the supply lines. They know recessed medicine cabinets can contravene pipes vents in the wall. They understand that a flooring that looks "close adequate" before tile may look horrible after large-format tile is installed.

Specialization also helps with schedule realism. A five-by-eight hall restroom is not automatically a one-week task if it includes full demolition, plumbing relocation, electrical work, assessments, waterproofing, tile, glass measurement, and surface installation. Drying times, evaluation windows, and custom materials matter. A professional schedule represent those steps instead of appealing magic.

## New home construction and the importance of preconstruction planning

For new homes, preconstruction preparation sets the tone for the whole construct. The builder must help turn illustrations and selections into a buildable, priced, arranged project. That includes reviewing structural requirements, energy code information, doors and window lead times, outside products, mechanical systems, and website logistics.

One common mistake is selecting a builder too late. By the time strategies are completed, owners may feel emotionally dedicated to a style that does not fit the budget. Bringing a home builder into the discussion earlier can preserve the design intent while adjusting expensive details before they end up being costly revisions. An easier roofline, a somewhat smaller sized footprint, or a different structure method can sometimes save significant money without damaging how the home lives.

Another error is focusing just on expense per square foot. Cost per square foot can be a rough recommendation, but it is a blunt instrument. A compact custom home with high-end finishes can cost more per square foot than a larger, easier house. Sitework, patios, garages, ceiling heights, window plans, cabinetry, mechanical systems, and architectural intricacy all distort the number. A builder who gives a casual square-foot rate without comprehending the strategies and site is guessing.

## Where additions fit

Additions sit in between remodeling and new construction. They include new foundation, framing, roof, and exterior work, however they likewise connect to an existing home. That connection is frequently the hardest part. The new flooring should satisfy the old flooring. The roofline needs to tie in without leaks. The exterior must look intentional instead of tacked on. Cooling and heating capability might need evaluation. Electrical service may require updating. The household may live in the home while the back wall is opened.

For additions, either a strong general contractor or a home builder might be appropriate. The choosing element is experience with tie-ins and occupied renovations. A builder who mostly works on uninhabited lots might underestimate the problem of protecting an existing home and decreasing interruption. A remodeler who rarely deals with foundations and large structural framing might require more powerful assistance from engineers and sitework trades. The very best choice is the professional who can show finished additions similar 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 Monday through Saturday 8:00am to 6:00pm

## How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: (435) 669-4133, visit their website at https://builtbyvbr.com/ or connect on social media via Instagram

After spending the afternoon at Thunder Junction All Abilities Park St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.