

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 custom home builder is currently a serious decision. Selecting one who also handles bathroom and kitchen remodels adds another layer, because the builder requires to understand both ground-up construction and the fragile work of enhancing an existing home without tearing it apart unnecessarily.

Those are related skills, but they are not identical. New home construction is controlled from the dirt up. A builder begins with a website, strategies, engineering, energies, framing, mechanical systems, finishes, and inspections in a sequence that can be planned with affordable confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is different. It frequently starts with unpredictability behind completed walls, property owners enduring the work, older framing that does not match contemporary illustrations, and everyday decisions about how to secure what is remaining while replacing what is not.

The best companies can do both. They bring the planning discipline of a professional home builder and the analytical instincts of a seasoned remodeling contractor. They comprehend structure, code, budgets, schedules, finish details, and interaction. More significantly, they comprehend how all of those pieces impact the property owner's experience.

If you are comparing companies for a custom construct, a major remodel, or a long-lasting relationship that may consist of both, the best questions work out beyond rate. The goal is not simply to discover somebody who states yes to everything. The goal is to find a general contractor who can expect friction [Custom home builder](#) before it ends up being expensive, explain compromises clearly, and deliver work that still feels strong 10 years from now.

Why combined experience matters

A custom home builder who likewise remodels bathroom and kitchens sees houses from 2 beneficial angles. On new homes, they understand how choices made early impact everything downstream. They know why a somewhat broader mechanical chase can save headaches later on, why window positioning matters for cabinet designs, and why the location of pipes walls ought to not be treated as an afterthought.

On remodels, they see what fails with time. They open walls and discover small framing, poor ventilation, patched pipes, unsealed penetrations, and tile assemblies that looked fine for three years before water discovered a course. That experience can make them a better builder, due to the fact that they are not just picturing how an information will look at completion. They have actually seen how it ages.

This is particularly important in kitchens and bathrooms. Those spaces carry an out of proportion share of a home's cost and complexity. A kitchen touches cabinets, devices, electrical loads, lighting, plumbing, floor covering, ventilation, and household routines. A restroom includes waterproofing, drainage, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are improperly prepared, the homeowner feels it every day.

A builder with real remodeling experience often asks sharper concerns. Where will the trash pullout go in relation to **Home builder** the sink? Exists enough space to stand at the fridge while somebody else walks behind? Will the shower valve be obtainable without getting sprayed by cold water? Does the bath fan duct appropriately to the outside, or is it simply pushing humid air into an attic? These details are not glamorous, however they separate professional work from surface-level upgrades.

Start with licensing, insurance, and the function they actually play

Before falling for a portfolio, verify the essentials. A legitimate general contractor must be appropriately licensed where licensing is required, carry general liability insurance coverage, and have employees' compensation coverage where appropriate. Requirements differ by state and town, so it deserves talking to your regional structure department or contractor licensing board rather than relying just on a company's website.

Ask who will hold the contract. Some companies market themselves as builders but operate mainly as brokers, handing most responsibility to subcontractors with restricted guidance. Others have a strong internal job management structure and long-standing trade partners. Neither model is instantly wrong, however you require to know how the task will really be run.

For new home construction, the builder's function might consist of estimating, allowing coordination, website guidance, subcontractor management, spending plan tracking, schedule control, quality checks, and guarantee support. For a kitchen or bathroom remodel, the role needs to also consist of defense of existing finishes, dust control preparation, energy shutoff coordination, everyday jobsite clean-up, and property owner access planning. If a contractor speaks with confidence about framing and structures however appears vague about how your household will function throughout a six-week kitchen renovation, that is an indication to slow down.

A professional contractor ought to be comfortable supplying certificates of insurance coverage, license details, recommendations, and a clear sample contract. Doubt around these basics usually tells you more than the documents themselves.

Look carefully at their portfolio, not just the lovely photos

Most builder sites reveal finished spaces in excellent lighting. That is anticipated. A beautiful kitchen, a spa-like bathroom, or a well-proportioned custom home can certainly show taste and craftsmanship. But when you are assessing a custom home builder who likewise remodels, look deeper.

Ask to see jobs comparable in scope to yours. If you are planning a full custom home, a gallery of powder room remodels is inadequate. If you need a kitchen remodel in a 1970s home with low ceilings and a load-bearing wall in the way, a portfolio of new construction kitchens might not prove they can deal with the restraints. Similarity matters. Not because every house should look the same, but since complexity leaves clues.

Pay attention to transitions. In remodels, the hardest work is frequently where old satisfies new. Look at flooring transitions in between rooms, casing information around existing openings, ceiling patches where walls were removed, tile edges, cabinet fillers, and how new components associate with older windows or walls that might not be perfectly plumb. In new homes, study the alignment of trim, the spacing of recessed lights, exterior percentages, stair information, and how mechanical grilles are incorporated. Sloppy work typically hides in these quieter places.

It can likewise help to request for development photos. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is usually proud of the process, not only the final photography. For bathrooms in particular, completed tile tells just part of the story. The waterproofing behind it matters more.

Communication style is not a soft issue

Many property owners underestimate just how much communication impacts cost, schedule, and tension. Construction involves numerous choices. Some are large, such as structural changes or cabinet layouts. Others feel little till they delay a trade, such as selecting a shower niche area, confirming grout color, or choosing whether outlets ought to be inside a kitchen cabinet.

An excellent contractor does not need to be readily available every minute. In fact, the most arranged builders often have actually set communication rhythms due to the fact that they are actively handling jobsites. What matters is whether they respond clearly, file decisions, and inform you what they require from you before it becomes urgent.

During the interview phase, discover how they explain restrictions. If you inquire about getting rid of a wall, do they casually say it should be easy, or do they describe that the structure must be verified before prices is final? If you ask whether a restroom can be enlarged, do they discuss drain locations, floor framing, venting, and waterproofing, or do they leap straight to surfaces? The method a contractor talks before a contract is signed typically predicts how they will talk when something unforeseen appears behind drywall.

For larger tasks, ask who your daily contact will be. The salesperson might not be the task supervisor. The owner may not be the website manager. You need to know who will be strolling the task, who will answer field concerns, and who has authority to authorize modifications. A refined first meeting works, however the individual handling the day-to-day work has massive impact over the final result.

A practical estimate must educate you

A strong estimate is not just a number. It ought to show how the contractor thinks.

Custom homes and remodels both include allowances, selections, unknowns, and labor assumptions. The distinction between a thin quote and a helpful one can be 10s of countless dollars. A one-page cost for a complex kitchen remodel might look basic, but simpleness can conceal missing out on scope. Does it consist of

electrical panel upgrades if required? Cabinet hardware? Home appliance setup? Tile underlayment? Drywall repair work beyond the immediate work area? Painting surrounding walls? Allow charges? Debris removal?

For new home construction, vague allowances can be a lot more dangerous. A low pipes component allowance might be realistic for standard components but inadequate for the level of home being created. A floor covering allowance might not reflect the square footage, pattern, waste aspect, or installation technique. A builder does not require every choice completed on day one, however they need to be able to describe what **Bathroom remodel** is presumed and what might change the price.

A trustworthy contractor will invite scope clarity. They may not be the most affordable, and they might inform you that a wanted spending plan does not match the preferred scope. That candor is important. The most pricey contractor is typically not the one with the highest preliminary quote. It is the one whose low number grows through change orders because important products were never included.

Here is a compact method to check out an estimate before comparing it to others:

- Scope needs to describe the actual work, not just broad classifications like "kitchen restoration" or "bathroom update."
- Allowances need to be tied to reasonable products and amounts, not placeholders chosen to make the overall look attractive.
- Exclusions should be mentioned clearly so you understand what is not included.
- Change order treatments must discuss how included or modified work is priced and approved.
- Payment schedules must represent progress, deposits, or procurement milestones rather than vague dates.

That kind of estimate takes some time to produce. For intricate work, particularly custom homes or big remodels, some builders charge for preconstruction services. That can be reasonable when the procedure consists of website review, trade input, budgeting, worth engineering, and coordination with designers or designers. Free quotes have their location, but a serious task typically requires more than a fast walkthrough and a rough guess.

Beware of the contractor who treats remodeling like small construction

A bathroom remodel may be smaller sized than a custom home, but it is not immediately simple. In some methods, it requires more precision per square foot. The workspace is tight. The sequencing is unforgiving. Tile layout, waterproofing, plumbing depth, glass clearances, ventilation, lighting, and storage all complete in a compact footprint.

A contractor who mainly builds new homes might be utilized to open access. In a remodel, gain access to is restricted. Products might require to come through ended up hallways. Floorings require protection. Dust requires to be consisted of. Family pets, children, neighbors, and parking may all impact the schedule. If the home has only one full restroom, the contractor must prepare short-term lodgings or phase the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interferes with every day life quicker than most people expect. An excellent remodeling contractor will discuss short-term sink alternatives, refrigerator place, microwave access, work hours, and for how long cabinets, counter tops, and pipes reconnections are likely to take. They will also discuss where the schedule is susceptible. Cabinets with long preparations, countertop templating, special-order tile, and home appliance hold-ups can all create gaps if not handled early.

A builder who handles remodels well respects the occupied home. That implies crews do not treat the house like an empty jobsite. It indicates security decreases in the past demolition begins, not after the first scratch. It implies

someone considers where particles will go, how tools will be secured, and how the property owner will know when water or power [New home construction](#) need to be shut off.

And beware of the remodeler who is not prepared for full-blown building

The reverse problem is simply as real. A knowledgeable remodeling contractor may do exceptional kitchens and bathrooms but lack the systems required for custom home construction. Developing a home from scratch needs more comprehensive coordination: website advancement, grading, drainage, structure work, framing logistics, energy connections, energy code requirements, roof, outside assemblies, insulation strategy, heating and cooling style, and long-term schedule management.

New home construction likewise involves more cash flow preparation and longer choice timelines. A delayed window bundle can impact framing dry-in. A late cabinet decision may not hurt for months, then unexpectedly hold up trim, countertops, pipes finish, and final evaluations. A builder requires systems to track these dependencies.

If your job is a custom home, ask how the contractor manages preconstruction. Do they collaborate with the designer during design, or just rate finished strategies? Do they examine plans for buildability? Do they generate essential trades early for mechanical, structural, and website input? Do they supply spending plan updates as drawings progress? The best custom home builder is not just an individual who can build what is drawn. They help make certain what is drawn can be built within the budget and website conditions.

The kitchen and bath details expose the builder's standards

If you want to comprehend a contractor's quality requirements quickly, ask about their kitchen and bathroom process. These rooms expose weak planning.

Cabinetry is a good example. In a custom home, cabinets are often developed alongside architecture, window placement, device specifications, and lighting strategies. In a remodel, cabinets should work with existing walls, floors, and in some cases imperfect measurements. A great contractor will field-measure thoroughly and coordinate with the cabinet provider before ordering. They will think of fillers, appliance clearances, crown conditions, and how out-of-level floorings might impact installation.

Tile is another revealing category. A polished contractor will talk about substrate preparation, motion joints where needed, waterproofing systems, slope in shower pans, drain positioning, and design preparation. They will not treat tile as design applied at the end. In wet areas, tile is the noticeable surface of a larger assembly. The waterproofing behind it is what secures the home.

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Lighting also separates typical work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. An excellent strategy layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms need lovely vanity lighting, safe shower lighting, and fan controls that people will really use. These choices impact comfort as much as appearance.

Ventilation should have more attention than it normally gets. A high-end bathroom remodel with poor ventilation can still develop wetness issues. An effective range hood that is not appropriately ducted can dissatisfy. In tight or energy-efficient new homes, makeup air may need factor to consider depending upon hood capability and local code. The contractor does not need to be the mechanical engineer, however they must understand when to bring one in.

Ask how they manage unknowns

Every contractor ultimately fulfills the unanticipated. The question is not whether surprises take place. The concern is how the contractor determines, rates, interacts, and resolves them.

In remodeling, unknowns prevail. A wall might include pipes that was not visible. Old wiring may need replacement. Subfloor damage might appear after cabinets or fixtures are gotten rid of. Framing may be undersized by modern requirements. A previous owner might have finished unpermitted work that now has to be corrected. These are not always indications of bad estimating. In some cases they are simply the reality of opening an existing structure.

In custom homes, unknowns often originate from site conditions, weather, energy coordination, material lead times, or style changes. Soil conditions might require changes. Drain may need more attention than anticipated. An item might be discontinued after selection. An owner may recognize during framing that a window height feels wrong. Experienced builders construct procedures around these possibilities.

Listen for calm specificity. A weak response sounds like, "We'll figure it out." A stronger response explains that work drops in the afflicted area, the condition is recorded, options are priced, schedule effects are talked about, and composed approval is obtained before continuing. That process secures both sides. It prevents property owners from feeling assailed and avoids contractors from doing unsettled work based upon assumptions.

References must match the type of job you are planning

References are useful when you ask the best questions. A glowing evaluation from somebody who worked with the contractor for a small powder space update may not inform you enough about how they manage a year-long custom home build. Likewise, a custom home client may not know how the contractor behaves when operating in an occupied home during a kitchen remodel.

Ask for references from comparable jobs, then make the conversation useful. Did the contractor interact schedule changes promptly? Was the jobsite kept fairly clean? Were modification orders clear? Did the final cost resemble the expected expense as soon as choices and owner-driven changes were thought about? How did the contractor respond to an issue after payment? Would the client hire them once again for a various type of project?

The last concern is exposing. Many property owners will tolerate a couple of bumps if the contractor is honest, knowledgeable, and responsive. Construction is rarely flawless. What you wish to hear is that the builder took responsibility, solved problems, and remained professional under pressure.



If possible, ask whether you can see finished operate in person. Not every client will concur, and personal privacy should be respected. However when it is possible, strolling a completed space tells you things pictures can not. Doors either line up or they do not. Drawers feel solid or flimsy. Tile corners are clean or negligent. Floors transition smoothly or awkwardly. Your home feels thought about, or it feels like a collection of rushed decisions.

The design relationship matters

Some builders use design-build services. Others deal with independent designers, interior designers, kitchen designers, or bath designers. Either method can work well. What matters is clarity.



For a custom home, style and construction must not live in different worlds. If a designer designs without cost feedback, the property owner may spend months on strategies that exceed the budget. If a builder costs without comprehending design intent, crucial details may be simplified or missed. Great collaboration keeps the task grounded.

For bathroom and kitchens, design coordination is similarly essential. A kitchen designer may produce an exceptional cabinet plan, but the contractor still needs to confirm mechanical restrictions, structural modifications, electrical requirements, and field dimensions. A restroom designer may pick stunning tile and fixtures, but the installer needs to confirm slopes, waterproofing shifts, niche placement, and glass measurements. The more custom the task, the more these roles overlap.



Be cautious when a contractor dismisses designers as unnecessary for complicated work. Likewise be cautious when a designer dismisses construction input till late at the same time. The greatest tasks typically involve considerate stress between vision and execution. The style group promotes charm and function. The builder tests feasibility, cost, and sequence. The house owner benefits when both sides listen.

Permits and evaluations are not optional details

Permitting can feel sluggish, and not every small cosmetic upgrade requires a permit. However structural modifications, electrical work, pipes modifications, mechanical changes, additions, and lots of significant remodels often do. Local guidelines vary, so presumptions are risky.

A professional general contractor need to describe what authorizations are required and who will acquire them. They must likewise be comfortable with assessments. If a contractor recommends avoiding permits to conserve time or cash on work that plainly requires them, consider the long-lasting risk. Unpermitted work can develop problems during resale, insurance coverage claims, appraisals, and future remodellings. More importantly, examinations exist to validate safety-related work that property owners can not quickly evaluate.

Permits do not ensure best craftsmanship, however they provide a standard. They also develop records. In new home construction, examination turning points become part of the normal procedure. In remodels, assessments may cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who plans well will consist of evaluations in the schedule rather than treating them as interruptions.

Warranty and service after completion

A builder's mindset after the last payment matters. Homes move, products acclimate, caulk shrinks, cabinet doors may require adjustment, and mechanical systems in some cases need fine-tuning. In remodels, small concerns

may appear once the household begins using the space daily. A shower door sweep may need adjustment. A drawer might rub. A dimmer may not pair well with a component. These prevail punch-list and service items, not catastrophes.

Ask what guarantee is provided, what it covers, and how service demands are handled. New homes might have statutory service warranty requirements depending on the area, and builders may provide additional written protection. Remodel service warranties differ more commonly. The secret is to get the terms in writing.

A trustworthy contractor does not assure that absolutely nothing will ever require modification. They discuss what is covered, what normal upkeep appears like, and how to contact them if an issue appears. The best contractors secure their credibility by responding without delay to genuine issues. That responsiveness is one reason established regional builders frequently make repeat company throughout different stages of a homeowner's life: a bathroom remodel one year, a kitchen remodel later on, and maybe a custom home or addition down the road.

Price, worth, and the danger of incorrect savings

Most house owners have a spending plan. They should. The mistake is dealing with the lowest quote as the very best value without comprehending what sits behind it.

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 grabbing a bite at [Lotus of St George](#) nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.