

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 already a serious decision. Picking one who also deals with bathroom and kitchen remodels adds another layer, due to the fact that the builder needs to comprehend both ground-up construction and the delicate work of improving an existing home without tearing it apart unnecessarily.

Those are related abilities, but they are not similar. New home construction is managed from the dirt upward. A builder starts with a website, strategies, engineering, energies, framing, mechanical systems, surfaces, and inspections in a sequence that can be prepared with reasonable confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is different. It typically begins with uncertainty behind finished walls, homeowners enduring the work, older framing that does not match modern drawings, and daily decisions about how to protect what is staying while replacing what is not.

The finest firms can do both. They bring the preparation discipline of a professional home builder and the problem-solving impulses of a seasoned remodeling contractor. They understand structure, code, spending plans, schedules, surface details, and interaction. More importantly, they understand how all of those pieces affect the homeowner's experience.

If you are comparing companies for a custom build, a significant remodel, or a long-term relationship that might include both, the ideal questions work out beyond cost. The goal is not merely to discover somebody who says yes to whatever. The objective is to find a general contractor who can anticipate friction before it ends up being costly, describe compromises clearly, and deliver work that still feels strong 10 years from now.

Why combined experience matters

A custom home builder who likewise remodels kitchens and bathrooms sees houses from 2 beneficial angles. On new homes, they comprehend how choices made early affect whatever downstream. They understand why a somewhat broader mechanical chase can save headaches later on, why window placement matters for cabinet designs, and why the area of plumbing walls ought to not be treated as an afterthought.

On remodels, they see what fails over time. They open up walls and discover undersized framing, bad ventilation, patched pipes, unsealed penetrations, and tile assemblies that looked fine for 3 years before water discovered a course. That experience can make them a better builder, since they are not simply picturing how an information will look at conclusion. They have seen how it ages.

This is particularly important in bathroom and kitchens. Those spaces carry an out of proportion share of a home's cost and complexity. A kitchen touches cabinetry, devices, electrical loads, lighting, pipes, flooring, ventilation, and family routines. A restroom adds waterproofing, drainage, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are poorly planned, the property owner feels it every day.

A builder with genuine remodeling experience frequently asks sharper questions. Where will the garbage pullout go in relation to the sink? Exists enough area to stand at the refrigerator while someone else strolls behind? Will the shower valve be obtainable without getting sprayed by cold water? Does the bath fan duct effectively to the exterior, or is it just pushing damp air into an attic? These information are not glamorous, but they separate expert work from surface-level upgrades.

Start with licensing, insurance, and the role they really play

Before falling in love with a portfolio, validate the essentials. A genuine general contractor needs to be effectively **Remodeling contractor** licensed where licensing is needed, bring general liability insurance, and have employees' settlement protection where relevant. Requirements differ by state and municipality, so it is worth consulting your local building department or contractor licensing board instead of relying just on a company's website.

Ask who will hold the contract. Some companies market themselves as builders but operate primarily as brokers, handing most obligation to subcontractors with minimal supervision. Others have a strong in-house project management structure and enduring trade partners. Neither design is immediately incorrect, however you require to understand how the task will actually be run.

For new home construction, the builder's function might include estimating, allowing coordination, website guidance, subcontractor management, spending plan tracking, schedule control, quality checks, and warranty assistance. For a kitchen or bathroom remodel, the function needs to also include defense of existing finishes, dust control preparation, energy shutoff coordination, day-to-day jobsite cleanup, and house owner gain access to planning. If a contractor speaks with confidence about framing and foundations however appears vague about how your household **New home construction** will operate throughout a six-week kitchen restoration, that is an indication to slow down.

A professional contractor need to be comfy providing certificates of insurance, license details, referrals, and a clear sample agreement. Doubt around these basics normally informs you more than the documents themselves.



Look carefully at their portfolio, not just the pretty photos

Most builder sites reveal finished spaces in great lighting. That is anticipated. A lovely kitchen, a spa-like restroom, or a well-proportioned custom home can certainly suggest taste and workmanship. But when you are assessing a custom home builder who likewise remodels, look deeper.

Ask to see projects comparable in scope to yours. If you are preparing a complete custom home, a gallery of powder space remodels is insufficient. If you require 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 restrictions. Resemblance matters. Not because every house should look the very same, however due to the fact that intricacy leaves clues.

Pay attention to shifts. In remodels, the hardest work is typically where old fulfills new. Take a look at floor covering transitions in between spaces, casing **Home builder** information around existing openings, ceiling patches where walls were eliminated, tile edges, cabinet fillers, and how new fixtures relate to older windows or walls that may not be completely plumb. In new homes, study the alignment of trim, the spacing of recessed lights, outside proportions, stair details, and how mechanical grilles are incorporated. Sloppy work typically hides in these quieter places.

It can likewise help to ask for progress pictures. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is generally pleased with the process, not only the final photography. For bathrooms in particular, finished tile informs only part of the story. The waterproofing behind it matters more.

Communication style is not a soft issue

Many homeowners ignore just how much interaction impacts cost, schedule, and stress. Construction includes numerous choices. Some are large, such as structural changes or cabinet layouts. Others feel small until they postpone a trade, such as picking a shower specific niche place, confirming grout color, or deciding whether outlets need to be inside a kitchen cabinet.

A great contractor does not require to be offered every minute. In reality, the most organized builders frequently have actually set interaction rhythms due to the fact that they are actively handling jobsites. What matters is whether they react plainly, file decisions, and tell you what they need from you before it ends up being urgent.

During the interview stage, discover how they explain constraints. If you inquire about eliminating a wall, do they delicately say it should be easy, or do they describe that the structure must be validated before rates is final? If you ask whether a restroom can be enlarged, do they talk about drain locations, floor framing, venting, and waterproofing, or do they jump straight to surfaces? The method a contractor talks before a contract is signed often predicts how they will talk when something unforeseen appears behind drywall.

For bigger jobs, ask who your daily contact will be. The sales representative may not be the task supervisor. The owner may not be the website manager. You want to know who will be walking the task, who will address field questions, and who has authority to authorize changes. A refined very first meeting is useful, however the person managing the everyday work has massive impact over the last result.

A realistic estimate ought to inform 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 presumptions. The difference between a thin quote and a useful one can be 10s of countless dollars. A one-page cost for a complex kitchen remodel may look basic, however simpleness can hide missing out on scope. Does it include electrical panel upgrades if required? Cabinet hardware? Device setup? Tile underlayment? Drywall repair work beyond the immediate workspace? Painting nearby walls? Allow fees? Particles removal?

For new home construction, vague allowances can be a lot more unsafe. A low pipes component allowance may be reasonable for fundamental fixtures however insufficient for the level of home being designed. A flooring allowance might not reflect the square video, pattern, waste aspect, or setup technique. A builder does not need every selection settled on day one, but they should have the ability to describe what is assumed and what could change the price.

A reliable contractor will invite scope clarity. They may not be the cheapest, and they may inform you that a wanted budget plan does not match the desired scope. That candor is important. The most pricey contractor is frequently not the one with the greatest initial quote. It is the one whose low number grows through modification orders because crucial products were never included.

Here is a compact way to read a quote before comparing it to others:

- Scope must explain the actual work, not simply broad categories like "kitchen restoration" or "bathroom upgrade."
- Allowances need to be connected to reasonable products and quantities, not placeholders chosen to make the overall appearance attractive.
- Exclusions must be mentioned clearly so you understand what is not included.
- Change order treatments must discuss how added or revised work is priced and approved.
- Payment schedules ought to represent progress, deposits, or procurement turning points rather than unclear dates.

That kind of estimate takes time to produce. For complex work, especially custom homes or big remodels, some builders charge for preconstruction services. That can be sensible when the process consists of website evaluation, trade input, budgeting, worth engineering, and coordination with designers or designers. Free

estimates 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 little construction

A bathroom remodel might be smaller sized than a custom home, however it is not automatically easy. In some methods, it requires more precision per square foot. The work area is tight. The sequencing is unforgiving. Tile design, waterproofing, plumbing depth, glass clearances, ventilation, lighting, and storage all compete in a compact footprint.

A contractor who primarily develops new homes might be used to open access. In a remodel, access is limited. Products might need to come through finished hallways. Floors require protection. Dust requires to be contained. Pets, children, neighbors, and parking might all affect the schedule. If the home has just one complete bathroom, the contractor must prepare short-term accommodations or stage the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen disrupts daily life much faster than the majority of people expect. An excellent remodeling contractor will go over short-lived sink choices, fridge area, microwave gain access to, work hours, and for how long cabinets, counter tops, and pipes reconnections are most likely to take. They will also explain where the schedule is vulnerable. Cabinets with long lead times, counter top templating, special-order tile, and appliance hold-ups can all produce gaps if not handled early.

A builder who handles remodels well appreciates the occupied home. That indicates crews do not treat the house like an empty jobsite. It means security decreases previously demolition starts, not after the very first scratch. It indicates someone thinks of where particles will go, how tools will be secured, and how the property owner will understand when water or power need to be shut off.

And beware of the remodeler who is not gotten ready for major building

The reverse issue is just as genuine. A proficient remodeling contractor may do excellent kitchens and bathrooms however do not have the systems required for custom home construction. Developing a home from scratch needs broader coordination: site advancement, grading, drainage, foundation work, framing logistics, utility connections, energy code requirements, roofing, exterior assemblies, insulation technique, heating and cooling style, and long-lasting schedule management.

New home construction also involves more cash flow planning and longer choice timelines. A postponed window package can impact framing dry-in. A late cabinet decision may not injure for months, then suddenly hold up trim, counter tops, plumbing finish, and last inspections. A builder needs systems to track these dependencies.

If your job is a custom home, ask how the contractor handles preconstruction. Do they collaborate with the designer throughout style, or just cost finished plans? Do they evaluate plans for buildability? Do they bring in key trades early for mechanical, structural, and site input? Do they provide budget updates as illustrations develop? The very best custom home builder is not just an individual who can construct what is drawn. They assist make sure what is drawn can be built within the budget plan and site conditions.



The kitchen and bath information expose the builder's standards

If you want to understand a contractor's quality requirements rapidly, inquire about their kitchen and bathroom procedure. These spaces expose weak planning.

Cabinetry is a fine example. In a custom home, cabinets are typically designed alongside architecture, window positioning, home appliance specs, and lighting plans. In a remodel, cabinets must deal with existing walls, floorings, and sometimes imperfect measurements. A good contractor will field-measure carefully and collaborate with the cabinet supplier before purchasing. They will think about fillers, device clearances, crown conditions, and how out-of-level floors might affect installation.

Tile is another revealing category. A refined contractor will speak about substrate preparation, motion joints where required, waterproofing systems, slope in shower pans, drain positioning, and design planning. They will not deal with tile as decor applied at the end. In wet areas, tile is the noticeable surface area of a larger assembly. The waterproofing behind it is what protects the home.

Lighting also separates average work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. A great plan layers task lighting, ambient lighting, accent lighting, and undercabinet lighting where suitable. Bathrooms require flattering vanity lighting, safe shower lighting, and fan controls that individuals will in fact utilize. These choices impact comfort as much as appearance.

Ventilation is worthy of more attention than it normally gets. A high-end bathroom remodel with bad ventilation can still establish wetness problems. An effective range hood that is not appropriately ducted can disappoint. In tight or energy-efficient new homes, makeup air may need factor to consider depending on hood capacity and local code. The contractor does not need to be the mechanical engineer, however they ought to understand when to bring one in.

Ask how they handle unknowns

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

In remodeling, unknowns are common. A wall might contain plumbing that was not noticeable. Old electrical wiring may require replacement. Subfloor damage may appear after cabinets or components are removed. Framing might be undersized by modern requirements. A previous owner might have completed unpermitted work that now needs to be corrected. These are not always signs of bad estimating. Sometimes they are just the reality of opening an existing structure.

In custom homes, unknowns typically originate from site conditions, weather condition, energy coordination, product preparation, or style changes. Soil conditions might require changes. Drainage might require more attention than expected. An item may be ceased after choice. An owner might recognize during framing that a window height feels incorrect. Experienced builders develop procedures around these possibilities.

Listen for calm uniqueness. A weak response seems like, "We'll figure it out." A stronger answer explains that work drops in the afflicted location, the condition is documented, choices are priced, schedule results are talked about, and composed approval is obtained before continuing. That process safeguards both sides. It prevents house owners from feeling ambushed and avoids contractors from doing unsettled work based upon assumptions.

References need to match the kind of project you are planning

References work when you ask the right questions. A radiant evaluation from someone who hired the contractor for a small powder space update may not inform you enough about how they manage a year-long custom home

construct. Similarly, a custom home customer may not know how the contractor acts when working in an occupied home throughout a kitchen remodel.

Ask for references from comparable jobs, then make the discussion useful. Did the contractor interact schedule modifications quickly? Was the jobsite kept reasonably clean? Were change orders clear? Did the last cost resemble the expected expense once choices and owner-driven modifications were thought about? How did the contractor react to a problem after payment? Would the client employ them again for a different kind of project?

The last question is revealing. Lots of homeowners will endure a few bumps if the contractor is truthful, knowledgeable, and responsive. Construction is seldom perfect. What you want to hear is that the builder took responsibility, solved problems, and stayed expert under pressure.

If possible, ask whether you can see finished work in individual. Not every customer will agree, and personal privacy should be appreciated. However when it is possible, walking a finished area informs you things photos can not. Doors either align or they do not. Drawers feel strong or flimsy. Tile corners are tidy or reckless. Floorings transition efficiently or awkwardly. Your house feels considered, or it feels like a collection of rushed decisions.

The design relationship matters

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

For a custom home, style and construction should not reside in separate worlds. If a designer designs without cost feedback, the house owner might spend months on plans that go beyond the spending plan. If a builder rates without understanding style intent, essential information might be simplified or missed out on. Excellent partnership keeps the job grounded.

For kitchens and bathrooms, design coordination is equally essential. A kitchen designer might develop an outstanding cabinet plan, however the contractor still needs to validate mechanical constraints, structural modifications, electrical requirements, and field measurements. A restroom designer may pick lovely tile and components, but the installer must verify slopes, waterproofing transitions, niche placement, and glass measurements. The more custom the job, the more these roles overlap.

Be careful when a contractor dismisses designers as unneeded for intricate work. Also beware when a designer dismisses construction input until late in the process. The greatest projects normally include respectful tension in between vision and execution. The style group pushes for appeal and function. The builder tests feasibility, expense, and series. The property owner benefits when both sides listen.

Permits and examinations are not optional details

Permitting can feel sluggish, and not every small cosmetic update needs a permit. But structural changes, electrical work, pipes changes, mechanical changes, additions, and lots of significant remodels frequently do. Regional rules differ, so assumptions are risky.

An expert general contractor should discuss what licenses are required and who will obtain them. They ought to likewise be comfy with inspections. If a contractor recommends avoiding licenses to conserve time or cash on work that plainly needs them, consider the long-term risk. Unpermitted work can create issues during resale, insurance claims, appraisals, and future restorations. More importantly, inspections exist to verify safety-related work that house owners can not easily evaluate.

Permits do not guarantee ideal craftsmanship, however they offer a standard. They likewise produce records. In new home construction, assessment turning points are part of the typical procedure. In remodels, examinations may cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and last sign-off. A contractor who plans well will include inspections in the schedule instead of treating them as interruptions.

Warranty and service after completion

A builder's attitude after the last payment matters. Homes move, materials adapt, caulk diminishes, cabinet doors may need adjustment, and mechanical systems sometimes require fine-tuning. In remodels, little concerns may appear once the family begins using the area daily. A shower door sweep may require adjustment. A drawer might rub. A dimmer may not match well with a component. These prevail punch-list and service products, not catastrophes.

Ask what warranty is offered, what it covers, and how service demands are handled. New homes may have statutory service warranty requirements depending on the place, and builders might use extra composed coverage. Remodel warranties vary more extensively. The secret is to get the terms in writing.

A reliable contractor does not promise that absolutely nothing will ever require modification. They describe what is covered, what typical maintenance looks like, and how to call them if a problem appears. The best contractors secure their reputation by reacting without delay to genuine concerns. That responsiveness is one reason established local builders often make repeat organization throughout various phases of a property owner'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 risk of false savings

Most house owners have a budget plan. They should. The error is treating the most affordable bid as the best worth without understanding 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/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 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.