

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 major choice. Choosing one who likewise handles kitchen and bathroom remodels adds another layer, due to the fact that the builder needs to comprehend both ground-up construction and the delicate work of enhancing an existing home without tearing it apart unnecessarily.

Those are related abilities, however they are not similar. New home construction is controlled from the dirt up. A builder starts with a site, plans, engineering, energies, framing, mechanical systems, surfaces, and examinations in a series that can be planned with reasonable self-confidence. A remodel, especially a kitchen remodel or bathroom remodel, is different. It often starts with uncertainty behind finished walls, house owners enduring the work, older framing that does not match modern drawings, and daily choices about how to secure what is staying while replacing what is not.

The best firms can do both. They bring the preparation discipline of a professional home builder and the analytical impulses of a skilled remodeling contractor. They comprehend structure, code, budget plans, schedules, surface details, and communication. More significantly, they understand how all of those pieces impact the property owner's experience.

If you are comparing companies for a custom build, a significant remodel, or a long-lasting relationship that might consist of both, the ideal concerns go well beyond cost. The objective is not simply to find someone who says yes to everything. The objective is to find a general contractor who can anticipate friction before it becomes costly, discuss compromises plainly, and provide work that still feels solid 10 years from now.

Why combined experience matters

A custom home builder who likewise remodels bathroom and kitchens sees homes from 2 useful angles. On new homes, they comprehend how decisions made early impact everything downstream. They know why a slightly broader mechanical chase can conserve headaches later, why window positioning matters for cabinet layouts, and why the area of plumbing walls ought to not be dealt with as an afterthought.



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

This is specifically important in kitchens and bathrooms. Those rooms bring an out of proportion share of a home's cost and complexity. A kitchen touches kitchen cabinetry, appliances, electrical loads, lighting, plumbing, flooring, ventilation, and household routines. A bathroom adds waterproofing, drainage, ventilation, tile work, glass, tight clearances, and moisture control. When these spaces are poorly planned, the property owner feels it every day.

A builder with genuine remodeling experience often asks sharper questions. Where will the trash pullout go in relation to the sink? Is there enough area to stand at the fridge while another person walks behind? Will the shower valve be reachable without getting sprayed by cold water? Does the bath fan duct effectively to the exterior, or is it simply pushing humid air into an attic? These details are not attractive, but they separate expert work from surface-level upgrades.

Start with licensing, insurance coverage, and the function they in fact play

Before falling in love with a portfolio, validate the essentials. A legitimate general contractor ought to be effectively licensed where licensing is needed, bring general liability insurance, and have workers' payment coverage where relevant. Requirements vary by state and town, so it is worth contacting your regional building 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 primarily as brokers, handing most obligation to subcontractors with minimal guidance. Others have a strong internal task management structure and long-standing trade partners. Neither design is automatically wrong, but you require to understand how the job will really be run.

For new home construction, the builder's role may consist of estimating, allowing coordination, website supervision, subcontractor management, budget plan tracking, schedule control, quality checks, and guarantee support. For a kitchen or bathroom remodel, the role needs to likewise include protection of existing surfaces, dust control planning, energy shutoff coordination, daily jobsite clean-up, and property owner gain access to preparation. If a contractor speaks with confidence about framing and foundations however seems unclear about how your household will function during a six-week kitchen remodelling, that is an indication to slow down.

An expert contractor must be comfy providing certificates of insurance coverage, license info, recommendations, and a clear sample agreement. Hesitation around these fundamentals usually informs you more than the documents themselves.

Look carefully at their portfolio, not simply the beautiful photos

Most builder websites reveal ended up areas in great lighting. That is expected. A gorgeous kitchen, a spa-like bathroom, or a well-proportioned custom home can certainly indicate taste and workmanship. But when you are evaluating a custom home builder who likewise remodels, look deeper.

Ask to see tasks similar in scope to yours. If you are preparing a full custom home, a gallery of powder room remodels is not enough. If you require a kitchen remodel in a 1970s home with low ceilings and a bearing wall in the way, a portfolio of new construction kitchens may not show they can deal with the constraints. Resemblance matters. Not due to the fact that every house needs to look the very same, however since complexity leaves clues.

Pay attention to transitions. In remodels, the hardest work is frequently where old meets new. Take a look at floor covering transitions in between spaces, casing details around existing openings, ceiling patches where walls were gotten rid of, tile edges, cabinet fillers, and how new components relate to older windows or walls that might not be perfectly plumb. In new homes, study the positioning of trim, the spacing of recessed lights, outside proportions, stair details, and how mechanical grilles are incorporated. Sloppy work typically conceals in these quieter places.

It can likewise help to request progress pictures. A contractor who documents waterproofing, framing corrections, rough electrical, insulation, and mechanical work is usually happy with the procedure, not only the final photography. For bathrooms in particular, completed tile tells just part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many house owners ignore how much interaction impacts expense, schedule, and stress. Construction includes numerous choices. Some are big, such as structural modifications or cabinet designs. Others feel little until they postpone a trade, such as picking a shower niche location, confirming grout color, or choosing whether outlets should be inside a pantry cabinet.

A great contractor does not need to be offered every minute. In fact, the most organized builders typically have actually set interaction rhythms due to the fact that they are actively handling jobsites. What matters is whether they respond plainly, file choices, and tell you what they need from you before it becomes urgent.

During the interview stage, discover how they explain restraints. If you ask about removing a wall, do they delicately say it should be easy, or do they discuss that the structure must be validated before rates is final? If you ask whether a bathroom can be bigger, do they discuss drain places, floor framing, venting, and waterproofing, or do they leap directly to finishes? The way a contractor talks before a contract is signed typically predicts how they will talk when something unanticipated appears behind drywall.

For larger projects, ask who your everyday contact will be. The salesperson may not be the project supervisor. The owner may not be the website supervisor. You would like to know who will be walking the job, who will answer field concerns, and who has authority to authorize modifications. A sleek first meeting works, but the person handling the everyday work has massive impact over the final result.

A reasonable price quote need to inform you

A strong estimate is not simply a number. It must show how the contractor thinks.

Custom homes and remodels both include allowances, selections, unknowns, and labor assumptions. The difference in between a thin price quote and a helpful one can be tens of countless dollars. A one-page price for a complex kitchen remodel may look simple, but simplicity can conceal missing out on scope. Does it include electrical panel upgrades if required? Cabinet hardware? Device installation? Tile underlayment? Drywall repair beyond the instant workspace? Painting adjacent walls? Permit fees? Debris removal?

For new home construction, vague allowances can be much more unsafe. A low plumbing fixture allowance might be practical for fundamental fixtures however insufficient for the level of home being developed. A floor covering allowance might not reflect the square video, pattern, waste element, or installation approach. A builder does not require every selection completed on day one, however they must have the ability to describe what is assumed and what might alter the price.

A dependable contractor will welcome scope clarity. They might not be the cheapest, and they might inform you that a desired spending plan does not match the preferred scope. That candor is important. The most expensive contractor is typically not the one with the greatest preliminary bid. It is the one whose low number grows through change orders because crucial items were never included.

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

- Scope ought to explain the actual work, not just broad categories like "kitchen remodelling" or "restroom update."
- Allowances should be connected to practical products and quantities, not placeholders selected to make the overall appearance attractive.
- Exclusions ought to be mentioned plainly so you understand what is not included.
- Change order procedures need to discuss how included or revised work is priced and approved.
- Payment schedules need to represent advance, deposits, or procurement turning points instead of unclear dates.

That kind of estimate takes time to produce. For complex work, especially custom homes or large remodels, some builders charge for preconstruction services. That can be reasonable when the procedure includes site review, trade input, budgeting, value engineering, and coordination with designers or architects. Free estimates have their place, but a serious project typically requires more than a quick walkthrough and a rough guess.

Beware of the contractor who treats remodeling like little construction

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

A contractor who generally develops new homes may be used to open access. In a remodel, access is limited. Products might require to come through ended up hallways. Floors require protection. Dust needs to be contained. Pets, kids, next-door neighbors, and parking may all impact the schedule. If the home has only one full bathroom, the contractor should prepare short-term accommodations or phase the work carefully.

Kitchen remodels carry their own pressures. Losing a kitchen interferes with daily life quicker than the majority of people expect. An excellent remodeling contractor will talk about [Remodeling contractor](#) short-term sink options, fridge location, microwave access, work hours, and how long cabinets, countertops, and pipes reconnections are likely to take. They will likewise explain where the schedule is susceptible. Cabinets with long preparations, countertop templating, special-order tile, and device hold-ups can all create gaps if not handled early.

A builder who manages remodels well respects the occupied home. That indicates teams do not treat your house like an empty jobsite. It indicates protection decreases in the past demolition begins, not after the first scratch. It means somebody considers where debris will go, how tools will be secured, and how the house owner will know when water or power should be shut off.

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

The reverse issue is just as real. A proficient remodeling contractor may do exceptional bathroom and kitchens but do not have the systems required for custom home construction. Developing a home from scratch needs wider coordination: site development, grading, drain, structure work, framing logistics, utility connections, energy code requirements, roofing, outside assemblies, insulation method, HVAC design, and long-lasting schedule management.

New home construction likewise involves more cash flow planning and longer decision timelines. A postponed window plan can affect framing dry-in. A late cabinet decision might not harm for months, then all of a sudden

hold up trim, counter tops, pipes surface, and final examinations. 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 style, or only rate ended up plans? Do they evaluate plans for buildability? Do they generate crucial trades early for mechanical, structural, and website input? Do they supply spending plan updates as drawings progress? The best custom home builder is not simply a person who can develop what is drawn. They help ensure what is drawn can be developed within the spending plan and website conditions.

The kitchen and bath details reveal the builder's standards

If you wish to comprehend a contractor's quality standards quickly, inquire about their bathroom and kitchen process. These spaces expose weak planning.



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

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

Lighting likewise separates typical work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. A good strategy layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms need flattering vanity lighting, safe shower lighting, and fan controls that people will in fact use. These options impact comfort as much as appearance.

Ventilation deserves more attention than it usually gets. A high-end bathroom remodel with poor ventilation can still develop moisture problems. A powerful variety hood that is not effectively ducted can dissatisfy. In tight or energy-efficient new homes, makeup air might require factor to consider depending upon hood capability and regional code. The contractor does not need to be the mechanical engineer, but they ought to understand when to bring one in.



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Ask how they handle unknowns

Every contractor ultimately fulfills the unanticipated. The concern is not whether surprises happen. The question is how the contractor determines, costs, communicates, and resolves them.

In remodeling, unknowns are common. A wall might consist of plumbing that was not visible. Old electrical wiring may require replacement. Subfloor damage might appear after cabinets or fixtures are removed. Framing may be undersized by contemporary standards. A previous owner may have finished unpermitted work that now needs to be fixed. These are not constantly signs of bad estimating. Often they are just the truth of opening an existing structure.

In custom homes, unknowns typically come from site conditions, weather, energy coordination, material preparation, or style changes. Soil conditions might require modifications. Drain might need more attention than anticipated. A product may be discontinued after choice. An owner may understand throughout framing that a window height feels wrong. Experienced builders develop processes around these possibilities.

Listen for calm specificity. A weak response seems like, "We'll figure it out." A more powerful response discusses that work stops in the afflicted area, the condition is recorded, options are priced, schedule results are gone over, and composed approval is gotten before proceeding. That procedure safeguards both sides. It avoids property owners from feeling assailed and avoids contractors from doing unsettled work based on assumptions.

References ought to match the kind of project you are planning

References are useful when you ask the best questions. A glowing review from someone who hired the contractor for a small powder room update might not tell you enough about how they handle a year-long custom home develop. Similarly, a custom home client might not know how the contractor acts when working in an occupied home throughout a kitchen remodel.

Ask for referrals from comparable projects, then make the conversation practical. Did the contractor communicate schedule changes immediately? Was the jobsite kept reasonably clean? Were change orders clear? Did the last cost resemble the anticipated expense as soon as selections and owner-driven changes were considered? How did the contractor respond to an issue after payment? Would the client employ them again for a different kind of project?

The last concern is revealing. Many house owners will endure a few bumps if the contractor is honest, knowledgeable, and responsive. Construction is seldom perfect. What you want to hear is that the builder took responsibility, fixed problems, and stayed expert under pressure.

If possible, ask whether you can see finished operate in person. Not every customer will agree, and privacy needs to be appreciated. But when it is possible, strolling a completed space tells you things images can not. Doors either line up or they do not. Drawers feel strong or lightweight. Tile corners are clean or negligent. Floors shift smoothly or awkwardly. The house feels thought about, or it seems like a collection of hurried decisions.

The design relationship matters

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

For a custom home, design and construction must not reside in separate worlds. If a designer designs without cost feedback, the property owner may invest months on plans that exceed the spending plan. If a builder prices without understanding design intent, important information might be simplified or missed out on. Excellent cooperation keeps the project grounded.

For kitchens and bathrooms, style coordination is equally essential. A kitchen designer might produce an exceptional cabinet strategy, but the contractor still needs to verify mechanical restraints, structural changes, electrical requirements, and field dimensions. A restroom designer may select beautiful tile and components, but the installer should validate slopes, waterproofing shifts, specific niche positioning, and glass measurements. The more custom the project, the more these roles overlap.

Be mindful when a contractor dismisses designers as unneeded for intricate work. Likewise beware when a designer dismisses construction input up until late in the process. The greatest jobs typically involve considerate tension between vision and execution. The style group promotes charm and function. The builder tests feasibility, cost, and series. The house owner benefits when both sides listen.

Permits and examinations are not optional details

Permitting can feel slow, and not every small cosmetic upgrade needs a license. However structural changes, electrical work, pipes modifications, mechanical modifications, additions, and numerous significant remodels frequently do. Regional rules differ, so assumptions are risky.

A professional general contractor ought to discuss what licenses are needed and who will acquire them. They should likewise be comfortable with examinations. If a contractor recommends avoiding authorizations to

conserve time or cash on work that plainly needs them, think about the long-lasting threat. Unpermitted work can produce problems during resale, insurance claims, appraisals, and future remodellings. More importantly, examinations exist to validate safety-related work that homeowners can not quickly evaluate.

Permits do not guarantee perfect workmanship, but they provide a standard. They likewise create records. In new home construction, inspection milestones are part of the normal process. In remodels, assessments may cover rough framing, rough electrical, rough plumbing, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who plans well will include 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 adapt, caulk shrinks, cabinet doors might require change, and mechanical systems in some cases need fine-tuning. In remodels, little problems might appear once the family begins utilizing the area daily. A shower door sweep may require change. A drawer might rub. A dimmer may not combine well with a component. These are common punch-list and service products, not catastrophes.

Ask what guarantee is supplied, what it covers, and how service requests are managed. New homes might have statutory warranty requirements depending upon the location, and builders might offer extra composed protection. Remodel guarantees differ more extensively. The secret is to get the terms in writing.

A reputable contractor does not assure that nothing will ever require modification. They explain what is covered, what typical upkeep looks like, and how to call them if an issue appears. The best contractors protect their reputation by responding without delay to legitimate concerns. That responsiveness is one factor established regional builders often earn repeat organization across various stages of a homeowner's life: a bathroom remodel one year, a kitchen remodel later on, and perhaps a custom home or addition down the road.

Price, value, and the danger of false savings

Most property owners have a spending plan. They should. The mistake is treating the lowest quote 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/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 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.