

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 major choice. Picking one who also handles bathroom and kitchen remodels includes another layer, since the builder needs to comprehend both ground-up construction and the delicate work of enhancing an existing home without tearing it apart unnecessarily.

Those belong skills, however they are not similar. New home construction is controlled from the dirt upward. A builder starts with a website, plans, engineering, energies, framing, mechanical systems, surfaces, and evaluations in a sequence that can be planned with reasonable self-confidence. A remodel, especially a kitchen remodel or bathroom remodel, is various. It typically begins with unpredictability behind ended up walls, house owners living through the work, older framing that does not match contemporary drawings, and daily decisions about how to safeguard what is staying while replacing what is not.

The finest companies can do both. They bring the preparation discipline of a professional home builder and the analytical instincts of a skilled remodeling contractor. They comprehend structure, code, budget plans, schedules, surface details, and interaction. More importantly, they comprehend how all of those pieces affect the property owner'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 go well beyond rate. The objective is not merely to discover somebody who says yes to everything. The objective is to discover a general contractor who can prepare for friction before it ends up being expensive, describe trade-offs plainly, and deliver work that still feels strong ten years from now.

Why combined experience matters

A custom home builder who also remodels kitchens and bathrooms sees homes from two useful angles. On new homes, they comprehend how choices made early impact whatever downstream. They understand why a somewhat larger mechanical chase can save headaches later on, why window placement matters for cabinet designs, and why the area of pipes walls need to not be dealt with as an afterthought.

On remodels, they see what stops working in time. They open walls and discover small framing, bad ventilation, covered plumbing, unsealed penetrations, and tile assemblies that looked fine for 3 years before water discovered a course. That experience can make them a much better builder, because they are not just thinking of how an information will take a look at conclusion. They have actually seen how it ages.

This is specifically valuable in kitchens and bathrooms. Those spaces bring a disproportionate share of a home's expense and complexity. A kitchen touches cabinetry, devices, electrical loads, lighting, pipes, flooring, ventilation, and household routines. A bathroom adds waterproofing, drainage, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are inadequately planned, the house owner feels it every day.

A builder with genuine remodeling experience often asks sharper concerns. Where will the garbage pullout go in relation to the sink? Exists enough space to stand at the fridge while somebody else strolls behind? Will the shower valve be reachable without getting sprayed by cold water? Does the bath fan duct effectively to the outside, or is it simply pushing damp air into an attic? These details are not glamorous, but they separate expert work from surface-level upgrades.

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

Before falling for a portfolio, confirm the essentials. A genuine general contractor must be effectively licensed where licensing is required, bring general liability insurance, and have workers' settlement protection where applicable. Requirements vary by state and town, so it is worth checking with 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 run primarily as brokers, handing most duty to subcontractors with limited guidance. Others have a strong in-house project management structure and enduring trade partners. Neither design is automatically incorrect, however you need to know how the job will in fact be run.

For new home construction, the builder's role might include estimating, permitting coordination, site guidance, subcontractor management, spending plan tracking, schedule control, quality checks, and guarantee assistance. For a kitchen or bathroom remodel, the function must likewise consist of security of existing surfaces, dust control planning, energy shutoff coordination, day-to-day jobsite clean-up, and house owner gain access to preparation. If a contractor speaks confidently about framing and foundations however seems unclear about how your family will work throughout a six-week kitchen renovation, that is a sign to slow down.

An expert contractor must be comfy offering certificates of insurance, license info, referrals, and a clear sample contract. Doubt around these fundamentals typically informs you more than the documents themselves.

Look closely at their portfolio, not simply the lovely photos

Most builder websites reveal completed areas in excellent lighting. That is expected. A lovely kitchen, a spa-like restroom, or a well-proportioned custom home can definitely suggest taste and craftsmanship. But when you are

evaluating a custom home builder who also remodels, look deeper.

Ask to see projects comparable in scope to yours. If you are preparing a full custom home, a gallery of powder space remodels is insufficient. If you need a kitchen remodel in a 1970s home with low ceilings and a bearing wall in the way, a portfolio of new construction kitchens might not prove they can manage the restrictions. Resemblance matters. Not since every house needs to look the same, but due to the fact that intricacy leaves clues.

Pay attention to shifts. In remodels, the hardest work is frequently where old meets new. Take a look at floor covering shifts in between rooms, casing details around existing openings, ceiling spots where walls were removed, tile edges, cabinet fillers, and how new fixtures connect to older windows or walls that may 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. Careless work often conceals in these quieter places.

It can likewise assist to request for progress pictures. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is normally pleased with the procedure, not just the last photography. For bathrooms in particular, ended up tile informs just part of the story. The waterproofing behind it matters more.



Communication style is not a soft issue

Many house owners undervalue how much communication impacts cost, schedule, and tension. Construction involves hundreds of choices. Some are big, such as structural modifications or cabinet layouts. Others feel small until they postpone a trade, such as choosing a shower specific niche location, confirming grout color, or choosing whether outlets should be inside a kitchen cabinet.

A great contractor does not require to be readily available every minute. In fact, the most organized builders often have set interaction rhythms since they are actively handling jobsites. What matters is whether they react plainly, document choices, and inform you what they need from you before it becomes urgent.

During the interview phase, discover how they explain restraints. If you ask about eliminating a wall, do they delicately state it should be simple, or do they describe that the structure must be confirmed before rates is final? If you ask whether a restroom can be enlarged, do they talk about drain areas, floor framing, venting, and waterproofing, or do they jump directly to surfaces? The way 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 everyday contact will be. The sales representative might not be the job manager. The owner may not be the website supervisor. You need to know who will be walking the task, who will answer field questions, and who has authority to authorize changes. A refined very first meeting works, but the person managing the everyday work has massive impact over the last result.

A reasonable estimate should inform you

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

Custom homes and remodels both include allowances, choices, unknowns, and labor presumptions. The difference in between a thin estimate and a beneficial one can be tens of thousands of dollars. A one-page cost for a complicated kitchen remodel may look simple, however simplicity can hide missing scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Appliance setup? Tile underlayment? Drywall repair beyond the immediate workspace? Painting adjacent walls? Allow charges? Debris removal?

For new home construction, vague allowances can be even more hazardous. A low pipes fixture allowance may be realistic for fundamental fixtures but insufficient for the level of home being created. A floor covering allowance may not reflect the square video footage, pattern, waste factor, or installation technique. A builder does not require every selection completed on day one, however they ought to have the ability to describe what is presumed and what could change the price.

A reputable contractor will welcome scope clarity. They might not be the most inexpensive, and they might tell you that a wanted budget plan does not match the preferred scope. That candor is important. The most costly contractor is often not the one with the greatest initial quote. It is the one whose low number grows through change orders because crucial products were never ever included.

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

- Scope ought to describe the real work, not just broad categories like "kitchen remodelling" or "bathroom upgrade."
- Allowances must be connected to reasonable products and quantities, not placeholders chosen to make the overall appearance attractive.
- Exclusions ought to be mentioned plainly so you understand what is not included.
- Change order treatments ought to describe how added or revised work is priced and approved.
- Payment schedules must correspond to advance, deposits, or procurement milestones rather than unclear dates.

That kind of estimate takes some time to produce. For complicated work, particularly custom homes or big remodels, some builders charge for preconstruction services. That can be sensible when the procedure includes website review, trade input, budgeting, worth engineering, and coordination with designers or designers. Free estimates have their location, but a serious task often needs 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 basic. 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 compete in a compact footprint.

A contractor who mainly develops new homes may be utilized to open gain access to. In a remodel, access is restricted. Materials may require to come through ended up corridors. Floorings need security. Dust needs to be consisted of. Pets, children, neighbors, and parking might all impact the schedule. If the home has only one full restroom, the contractor must prepare short-lived accommodations or stage the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interrupts every day life faster than many people anticipate. A great remodeling contractor will discuss temporary sink options, fridge area, 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 lead times, countertop templating, special-order tile, and appliance hold-ups can all develop gaps if not handled early.

A builder who handles remodels well respects the occupied home. That suggests teams do not treat the house like an empty jobsite. It indicates defense decreases in the past demolition begins, not after the first scratch. It implies someone thinks about where particles will go, how tools will be secured, and how the house owner will understand when water or power need to be shut off.

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

The reverse problem is just as genuine. A skilled remodeling contractor might do outstanding kitchens and bathrooms however lack the systems required for custom home construction. Constructing a home from scratch needs wider coordination: site advancement, grading, drainage, foundation work, framing logistics, energy connections, energy code requirements, roofing, outside assemblies, insulation technique, a/c design, and long-term schedule management.

New home construction also involves more capital preparation and longer choice timelines. A delayed window bundle can affect framing dry-in. A late cabinet choice may not harm for months, then suddenly hold up trim, counter tops, plumbing surface, and last inspections. A builder needs systems to track these dependencies.

If your project is a custom home, ask how the contractor deals with preconstruction. Do they coordinate with the architect during design, or only cost ended up strategies? Do they review plans for buildability? Do they bring in crucial trades early for mechanical, structural, and website input? Do they provide spending plan updates as illustrations evolve? The best custom home builder is not merely a person who can build what is drawn. They help make sure what is drawn can be constructed within the budget and site conditions.

The kitchen and bath information reveal the builder's standards

If you wish to comprehend a contractor's quality requirements rapidly, ask about their kitchen and bathroom procedure. These spaces expose weak planning.

Cabinetry is a good example. In a custom home, cabinets are typically designed together with architecture, window placement, home appliance specs, and lighting strategies. In a remodel, cabinets must work with existing walls, floors, and sometimes imperfect measurements. A great contractor will field-measure carefully and collaborate with the cabinet provider before purchasing. They will consider fillers, home appliance clearances, crown conditions, and how out-of-level floors may impact installation.

Tile is another exposing category. A polished contractor will speak about substrate preparation, movement joints where required, waterproofing systems, slope in shower pans, drain positioning, and layout preparation. They will not deal with tile as decoration used at the end. In damp locations, tile is the visible surface area of a larger assembly. The waterproofing behind it is what secures the home.

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

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

Ask how they manage unknowns

Every contractor ultimately satisfies the unanticipated. The question is not whether surprises occur. [Kitchen remodel builtbyvbr.com](#) The question is how the contractor identifies, prices, interacts, and fixes them.

In remodeling, unknowns are common. A wall may include plumbing that was not noticeable. Old electrical wiring might need replacement. Subfloor damage might appear after cabinets or fixtures are eliminated. Framing may be undersized by contemporary requirements. A previous owner may have completed unpermitted work that now needs to be remedied. These are not constantly indications of bad estimating. Often they are merely the truth of opening an existing structure.

In custom homes, unknowns frequently come from website conditions, weather condition, utility coordination, material preparation, or style changes. Soil conditions may require changes. Drainage might require more attention than anticipated. A product might be terminated after selection. An owner may realize throughout framing that a window height feels incorrect. Experienced builders develop processes around these possibilities.

Listen for calm uniqueness. A weak answer seems like, "We'll figure it out." A stronger response describes that work drops in the afflicted area, the condition is documented, choices are priced, schedule impacts are discussed, and written approval is acquired before proceeding. That procedure protects both sides. It avoids homeowners from feeling ambushed and avoids contractors from doing overdue work based on assumptions.

References must match the kind of task you are planning

References work when you ask the right questions. A radiant evaluation from somebody 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. Likewise, a custom home client might not understand how the contractor acts when operating in an occupied home throughout a kitchen remodel.

Ask for references from comparable tasks, then make the discussion useful. Did the contractor interact schedule changes quickly? Was the jobsite kept reasonably tidy? Were change orders clear? Did the last expense look like the expected cost when selections and owner-driven changes were considered? How did the contractor respond to a problem after payment? Would the customer employ them again for a different kind of project?

The last question is revealing. Lots of house owners will endure a couple of bumps if the contractor is truthful, knowledgeable, and responsive. Construction is hardly ever flawless. What you wish to hear is that the builder took duty, solved concerns, and stayed professional under pressure.

If possible, ask whether you can see finished work in individual. Not every customer will concur, and privacy ought to be respected. But when it is possible, strolling a finished space informs you things images can not.

Doors either align or they do not. Drawers feel strong or flimsy. Tile corners are tidy or careless. Floors transition efficiently or awkwardly. Your home feels considered, or it seems like a collection of hurried decisions.

The design relationship matters

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

For a custom home, style and construction must not reside in separate worlds. If a designer styles without cost feedback, the homeowner might spend months on plans that go beyond the spending plan. If a builder prices without understanding design intent, important information may be streamlined or missed. Great cooperation keeps the project grounded.

For bathroom and kitchens, style coordination is equally essential. A kitchen designer may create an excellent cabinet strategy, however the contractor still requires to confirm mechanical constraints, structural modifications, electrical requirements, and field dimensions. A bathroom designer might pick gorgeous tile and fixtures, but the installer needs to validate slopes, waterproofing shifts, specific niche placement, and glass measurements. The more custom the project, the more these functions overlap.



Be careful when a contractor dismisses designers as unnecessary for complicated work. Likewise beware when a designer dismisses construction input up until late while doing so. The greatest tasks typically involve considerate tension between vision and execution. The design group pushes for beauty and function. The builder tests feasibility, expense, and series. The property owner advantages when both sides listen.



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Permits and inspections are not optional details

Permitting can feel slow, and not every little cosmetic update needs a permit. But structural modifications, electrical work, pipes changes, mechanical modifications, additions, and many significant remodels frequently do. Local rules differ, so assumptions are risky.

A professional general contractor must discuss what authorizations are required and who will obtain them. They need to likewise be comfy with inspections. If a contractor suggests avoiding authorizations to save time or money on work that clearly needs them, consider the long-lasting danger. Unpermitted work can produce issues during resale, insurance coverage claims, appraisals, and future restorations. More notably, examinations exist to confirm safety-related work that homeowners can not quickly evaluate.

Permits do not ensure ideal workmanship, however they provide a standard. They likewise produce records. In new home construction, evaluation milestones become part of the normal procedure. In remodels, assessments might 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 acclimate, caulk diminishes, cabinet doors might need change, and mechanical systems often need fine-tuning. In remodels, small concerns might appear once the household starts utilizing the area daily. A shower door sweep may need change. A drawer may rub. A dimmer might not pair well with a fixture. These are common punch-list and service products, not catastrophes.

Ask what service warranty is supplied, what it covers, and how service requests are dealt with. New homes may have statutory guarantee requirements depending on the location, and builders may provide extra composed protection. Remodel service warranties differ more commonly. The secret is to get the terms in writing.

A reliable contractor does not promise that nothing will ever need change. They describe what is covered, what regular upkeep appears like, and how to contact them if an issue appears. The best contractors protect their credibility by responding promptly to legitimate issues. That responsiveness is one factor established regional builders typically make repeat business across different phases of a property owner's life: a bathroom remodel one year, a kitchen remodel later on, and possibly a custom home or addition down the road.

Price, value, and the risk of false savings

Most homeowners have a budget plan. They should. The error is treating the most affordable bid as the very 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](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 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.