

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 decision. Choosing one who also handles kitchen and bathroom remodels adds another layer, since the builder requires to comprehend both ground-up construction and the delicate work of improving an existing home without tearing it apart unnecessarily.



Those relate abilities, however they are not similar. New home construction is controlled from the dirt up. A builder begins with a website, plans, engineering, utilities, framing, mechanical systems, finishes, and inspections in a sequence that can be planned with reasonable confidence. A remodel, specifically a kitchen remodel or bathroom remodel, is different. It often starts with uncertainty behind ended up walls, homeowners living through the work, older framing that does not match contemporary drawings, and day-to-day choices about how to secure what is staying while changing what is not.

The best companies can do both. They bring the planning discipline of a professional home builder and the analytical impulses of a seasoned remodeling contractor. They understand structure, code, spending plans, schedules, finish details, and communication. More importantly, they understand how all of those pieces affect the house owner's experience.

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

Why combined experience matters

A custom home builder who also remodels kitchens and bathrooms sees houses from 2 beneficial angles. On new homes, they comprehend how decisions made early affect everything downstream. They understand why a somewhat wider mechanical chase can save headaches later, why window placement matters for cabinet layouts, and why the area of pipes walls need to not be dealt with as an afterthought.

On remodels, they see what fails over time. They open up walls and discover undersized framing, poor ventilation, covered pipes, unsealed penetrations, and tile assemblies that looked fine for three years before water discovered a path. That experience can make them a better builder, because they are not just envisioning how a detail will take a look at completion. They have seen how it ages.

This is specifically important in bathroom and kitchens. Those rooms carry a disproportionate share of a home's cost and complexity. A kitchen touches cabinets, home appliances, electrical loads, lighting, plumbing, floor

covering, ventilation, and family routines. A bathroom includes waterproofing, drain, ventilation, tile work, glass, tight clearances, and moisture control. When these spaces are improperly prepared, the house owner feels it every day.

A builder with real remodeling experience often asks sharper concerns. Where will the garbage pullout go in relation to the sink? Exists enough area to stand at the fridge while someone else strolls behind? Will the shower valve be obtainable without getting sprayed by cold water? Does the bath fan duct correctly to the exterior, or is it simply pushing damp air into an attic? These information are not attractive, however they separate professional work from surface-level upgrades.

Start with licensing, insurance coverage, and the function they really play

Before falling in love with a portfolio, confirm the essentials. A genuine general contractor needs to be effectively licensed where licensing is needed, bring general liability insurance, and have employees' settlement coverage where applicable. Requirements vary by state and municipality, so it deserves contacting your local structure department or contractor licensing board instead of relying only on a company's website.

Ask who will hold the agreement. Some companies market themselves as builders but operate primarily as brokers, handing most responsibility to subcontractors with limited supervision. Others have a strong internal project management structure and long-standing trade partners. Neither design is automatically wrong, however you require to know how the job will really be run.

For new home construction, the builder's function might consist of estimating, allowing coordination, site guidance, subcontractor management, spending plan tracking, schedule control, quality checks, and service warranty support. For a kitchen or bathroom remodel, the function should likewise include defense of existing finishes, dust control preparation, energy shutoff coordination, daily jobsite cleanup, and homeowner access preparation. If a contractor speaks confidently about framing and foundations however seems unclear about how your family will operate throughout a six-week kitchen restoration, that is an indication to slow down.

An expert contractor must be comfortable offering certificates of insurance, license information, references, and a clear sample contract. Doubt around these fundamentals generally tells you more than the documents themselves.

Look closely at their portfolio, not just the beautiful photos

Most builder sites show finished spaces in good lighting. That is anticipated. A beautiful kitchen, a spa-like bathroom, or a well-proportioned custom home can certainly indicate taste and craftsmanship. However when you are evaluating a custom home builder who also remodels, look deeper.



Ask to see jobs similar in scope to yours. If you are preparing a full custom home, a gallery of powder space remodels is not enough. 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 may not prove they can deal with the restraints. Similarity matters. Not because every home needs to look the exact same, but due to the fact that complexity leaves clues.

Pay attention to transitions. In remodels, the hardest work is typically where old fulfills new. Look at floor covering transitions in between spaces, casing details around existing openings, ceiling patches where walls were removed, tile edges, cabinet fillers, and how new components relate to older windows or walls that might not be completely plumb. In new homes, study the alignment of trim, the spacing of recessed lights, exterior percentages, stair details, and how mechanical grilles are integrated. Careless work often hides in these quieter places.

It can also help to request development images. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is typically happy with the procedure, not just the final photography. For bathrooms in particular, ended up tile tells just part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many homeowners ignore just how much communication affects cost, schedule, and tension. Construction includes hundreds of choices. Some are large, such as structural changes or cabinet layouts. Others feel small up until they postpone a trade, such as choosing a shower specific niche location, verifying grout color, or deciding whether outlets need to be inside a kitchen cabinet.

An excellent contractor does not require to be available every minute. In reality, the most organized builders typically have actually set communication rhythms since they are actively handling jobsites. What matters is whether they react clearly, document decisions, and inform you what they need from you before it becomes urgent.

During the interview phase, see how they explain restrictions. If you inquire about eliminating a wall, do they casually say it should be easy, or do they describe that the structure must be validated before rates is last? If you ask whether a restroom can be bigger, do they speak about drain places, flooring framing, venting, and waterproofing, or do they leap straight to finishes? The way a contractor talks before an agreement is signed typically forecasts how they will talk when something unexpected appears behind drywall.

For larger jobs, ask who your day-to-day contact will be. The sales representative may not be the job manager. The owner may not be the site supervisor. You want to know who will be walking the job, who will address field concerns, and who has authority to authorize modifications. A polished very first meeting is useful, but the person managing the day-to-day work has massive impact over the final result.

A reasonable price quote must inform you

A strong estimate is not just a number. It must demonstrate how the contractor thinks.

Custom homes and remodels both involve allowances, selections, unknowns, and labor assumptions. The distinction in between a thin price quote and a helpful one can be 10s of thousands of dollars. A one-page rate for an intricate kitchen remodel may look simple, however simplicity can conceal missing scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Home appliance installation? Tile underlayment? Drywall repair beyond the immediate work area? Painting nearby walls? Permit costs? Particles removal?

For new home construction, vague allowances can be a lot more unsafe. A low pipes fixture allowance might be reasonable for basic components but insufficient for the level of home being designed. A floor covering allowance may not show the square footage, pattern, waste aspect, or setup technique. A builder does not require every selection finalized on the first day, however they should have the ability to explain what is presumed and what might alter the price.

A reputable contractor will welcome scope clarity. They might not be the cheapest, and they may inform you that a desired budget plan does not match the desired scope. That sincerity is important. The most costly contractor is frequently not the one with the highest initial bid. It is the one whose low number grows through modification orders because important products were never ever included.

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

- Scope must explain the actual work, not just broad categories like "kitchen restoration" or "bathroom update."
- Allowances need to be tied to sensible items and quantities, not placeholders selected to make the overall look attractive.
- Exclusions should be stated plainly so you understand what is not included.

- Change order treatments ought to explain how added or modified work is priced and approved.
- Payment schedules ought to represent advance, deposits, or procurement milestones instead of unclear dates.

That type of price quote requires time to produce. For complex work, especially custom homes or large remodels, some builders charge for preconstruction services. That can be affordable when the procedure consists of site evaluation, trade input, budgeting, value engineering, and coordination [yard installation](#) with designers or architects. Free price quotes have their place, however a severe task typically requires more than a quick walkthrough and a rough guess.

Beware of the contractor who deals with remodeling like little construction

A bathroom remodel might be smaller than a custom home, but it is not automatically simple. In some methods, it demands 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 primarily develops new homes might be utilized to open access. In a remodel, gain access to is restricted. Materials may require to come through finished corridors. Floorings require protection. Dust requires to be included. Animals, kids, neighbors, and parking might all affect the schedule. If the home has only one full bathroom, the contractor needs to plan temporary lodgings or stage the work carefully.

Kitchen remodels carry their own pressures. Losing a kitchen disrupts every day life much faster than the majority of people expect. An excellent remodeling contractor will go over temporary sink alternatives, refrigerator location, microwave gain access to, work hours, and how long cabinets, counter tops, and pipes reconnections are likely to take. They will also describe where the schedule is vulnerable. Cabinets with long lead times, countertop templating, special-order tile, and home appliance hold-ups can all create spaces if not managed early.

A builder who deals with remodels well appreciates the occupied home. That suggests crews do not treat the house like an empty jobsite. It means protection goes down before demolition begins, not after the very first scratch. It indicates someone thinks of where debris will go, how tools will be secured, and how the homeowner will understand when water or power should be shut off.

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

The reverse issue is simply as genuine. A proficient remodeling contractor may do exceptional bathroom and kitchens however do not have the systems required for custom home construction. Building a home from scratch needs wider coordination: site advancement, grading, drain, foundation work, framing logistics, energy connections, energy code requirements, roof, exterior assemblies, insulation method, heating and cooling style, and long-term schedule management.

New home construction likewise includes more capital preparation and longer choice timelines. A delayed window plan can affect framing dry-in. A late cabinet choice may not harm for months, then all of a sudden hold up trim, countertops, plumbing finish, and last assessments. A builder requires systems to track these dependencies.

If your project is a custom home, ask how the contractor deals with preconstruction. Do they collaborate with the designer during style, or just price completed strategies? Do they evaluate prepare for buildability? Do they generate key trades early for mechanical, structural, and site input? Do they provide budget plan updates as illustrations develop? The best custom home builder is not simply an individual who can construct what is drawn. They assist ensure what is drawn can be constructed within the budget and site conditions.

The kitchen and bath details expose the builder's standards

If you wish to comprehend a contractor's quality standards quickly, [yard installation Northern Landscape](#) inquire about their bathroom and kitchen procedure. These rooms expose weak planning.

Cabinetry is a fine example. In a custom home, cabinets are typically designed alongside architecture, window positioning, home appliance requirements, and lighting plans. In a remodel, cabinets must deal with existing walls, floorings, and often imperfect dimensions. A great contractor will field-measure thoroughly and coordinate with the cabinet provider before buying. They will consider fillers, home appliance clearances, crown conditions, and how out-of-level floorings might impact installation.

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

Lighting also separates typical work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. A good strategy layers task lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms require lovely vanity lighting, safe shower lighting, and fan controls that individuals will actually use. These choices impact convenience as much as appearance.

Ventilation should have more attention than it typically gets. A high-end bathroom remodel with bad ventilation can still develop moisture issues. A powerful variety hood that is not properly ducted can dissatisfy. In tight or energy-efficient new homes, makeup air might need consideration depending upon hood capacity 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 deal with unknowns

Every contractor eventually fulfills the unforeseen. The concern is not whether surprises take place. The question is how the contractor identifies, rates, interacts, and fixes them.

In remodeling, unknowns are common. A wall might contain pipes that was not noticeable. Old wiring may require replacement. Subfloor damage might appear after cabinets or fixtures are gotten rid of. Framing may be undersized by contemporary requirements. A previous owner may have completed unpermitted work that now needs to be fixed. These are not always signs of poor estimating. Often they are merely the truth of opening an existing structure.

In custom homes, unknowns frequently come from site conditions, weather condition, utility coordination, material lead times, or design changes. Soil conditions might need modifications. Drainage may need more attention than anticipated. An item might be stopped after choice. An owner may realize during framing that a window height feels wrong. Experienced builders construct procedures around these possibilities.

Listen for calm uniqueness. A weak answer seems like, "We'll figure it out." A more powerful answer discusses that work drops in the affected location, the condition is documented, alternatives are priced, schedule impacts

are gone over, and written approval is gotten before proceeding. That process safeguards both sides. It avoids homeowners from feeling assailed and avoids contractors from doing unpaid work based on assumptions.

References need to match the sort of task you are planning

References are useful when you ask the best concerns. A radiant evaluation from somebody who employed the contractor for a little powder room update might not inform you enough about how they handle a year-long custom home build. Similarly, a custom home customer might not understand how the contractor behaves when operating in an occupied home throughout a kitchen remodel.

Ask for references from similar projects, then make the conversation useful. Did the contractor interact schedule modifications immediately? Was the jobsite kept reasonably tidy? Were modification orders clear? Did the last cost look like the anticipated cost when selections and owner-driven changes were thought about? How did the contractor respond to an issue after payment? Would the customer hire them once again for a different type of project?

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

If possible, ask whether you can see completed work in individual. Not every client will concur, and personal privacy needs to be appreciated. However when it is possible, walking a completed area tells you things images can not. Doors either line up or they do not. Drawers feel strong or lightweight. Tile corners are tidy or negligent. Floors transition efficiently or awkwardly. Your home feels thought about, or it seems 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 technique can work well. What matters is clarity.

For a custom home, design and construction need to not reside in separate worlds. If a designer designs without expense feedback, the property owner might spend months on strategies that exceed the budget plan. If a builder rates without comprehending design intent, crucial information may be simplified or missed. Excellent cooperation keeps the job grounded.

For kitchens and bathrooms, style coordination is similarly important. A kitchen designer might create an exceptional cabinet strategy, but the contractor still needs to confirm mechanical constraints, structural modifications, electrical requirements, and field dimensions. A bathroom designer may select gorgeous tile and components, but the installer needs to confirm slopes, waterproofing transitions, specific niche positioning, and glass measurements. The more custom the project, the more these functions overlap.

Be mindful when a contractor dismisses designers as unnecessary for complicated work. Also be cautious when a designer dismisses construction input till late at the same time. The greatest jobs typically include considerate tension between vision and execution. The design team promotes beauty and function. The builder tests feasibility, cost, and sequence. The homeowner benefits when both sides listen.

Permits and evaluations are not optional details

Permitting can feel sluggish, and not every small cosmetic upgrade requires an authorization. But structural changes, electrical work, plumbing changes, mechanical modifications, additions, and numerous substantial remodels often do. Local guidelines differ, so presumptions are risky.

A professional general contractor must explain what authorizations are required and who will get them. They must likewise be comfortable with examinations. If a contractor recommends avoiding licenses to conserve time or cash on work that clearly needs them, consider the long-lasting risk. Unpermitted work can develop problems during resale, insurance claims, appraisals, and future restorations. More significantly, inspections exist to confirm safety-related work that homeowners can not quickly evaluate.

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

Warranty and service after completion

A builder's mindset after the final payment matters. Homes move, products adjust, caulk shrinks, cabinet doors might require adjustment, and mechanical systems in some cases require fine-tuning. In remodels, small problems might appear once the household begins utilizing the space daily. A shower door sweep may require change. A drawer may rub. A dimmer may not combine well with a component. These are common punch-list and service items, not catastrophes.

Ask what guarantee is provided, what it covers, and how service requests are handled. New homes might have statutory guarantee requirements depending upon the location, and builders may use extra composed coverage. Remodel guarantees differ more widely. The key is to get the terms in writing.

A dependable contractor does not guarantee that absolutely nothing will ever require adjustment. They describe what is covered, what regular upkeep appears like, and how to call them if a problem appears. The best contractors protect their **custom landscapes Northern Landscape** credibility by responding promptly to genuine issues. That responsiveness is one factor established local builders often make repeat company across different stages 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, worth, and the danger of incorrect savings

Most property owners have a budget plan. They should. The error is treating the lowest bid as the very best value 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](tel:(435)669-4133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.