

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 also handles kitchen and bathroom remodels includes another layer, because the builder needs to understand both ground-up construction and the delicate work of enhancing 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, plans, engineering, energies, framing, mechanical systems, surfaces, and inspections in a sequence that can be planned with affordable confidence. A remodel, specifically a kitchen remodel or bathroom remodel, is different. It typically begins with unpredictability behind finished walls, property owners enduring the work, older framing that does not match modern-day drawings, and everyday choices about how to protect what is remaining while replacing what is not.

The best firms can do both. They bring the preparation discipline of an expert home builder and the problem-solving instincts of a skilled remodeling contractor. They understand 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 major remodel, or a long-term relationship that may include both, the ideal questions work out beyond price. The goal is not merely to find someone who says yes to everything. The goal is to find a general contractor who can expect friction before it ends up being costly, explain compromises plainly, and provide 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 two beneficial angles. On new homes, they understand how choices made early impact everything downstream. They understand why a slightly wider mechanical chase can conserve headaches later, why window positioning matters for cabinet layouts, and why the place of pipes walls should not be treated as an afterthought.

On remodels, they see what stops working in time. They open walls and find small framing, bad ventilation, patched plumbing, unsealed penetrations, and tile assemblies that looked fine for three years before water discovered a course. That experience can make them a much better builder, since they are not simply picturing how an information will take a look at completion. They have actually seen how it ages.

This is particularly valuable in kitchens and bathrooms. Those spaces bring a disproportionate share of a home's expense and complexity. A kitchen touches cabinets, devices, electrical loads, lighting, plumbing, floor covering, ventilation, and family regimens. A restroom includes waterproofing, drainage, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are poorly planned, the homeowner feels it every day.

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

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

Before falling in love with a portfolio, validate the essentials. A genuine general contractor must be correctly licensed where licensing is needed, bring general liability insurance, and have employees' compensation protection where appropriate. 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 contract. Some companies market themselves as builders however operate primarily as brokers, handing most duty to subcontractors with minimal guidance. Others have a strong internal task management structure and enduring trade partners. Neither design is instantly wrong, however you need to understand how the job will actually be run.

For new home construction, the builder's function might consist of estimating, permitting coordination, website supervision, subcontractor management, spending plan tracking, schedule control, quality checks, and service warranty support. For a kitchen or bathroom remodel, the function needs to likewise consist of protection of existing surfaces, dust control preparation, utility shutoff coordination, everyday jobsite cleanup, and property owner gain access to planning. If a contractor speaks confidently about framing and structures but appears vague about how your family will operate throughout a six-week kitchen restoration, that is a sign to slow down.

A professional contractor ought to be comfortable supplying certificates of insurance, license info, referrals, and a clear sample agreement. Doubt around these fundamentals usually informs you more than the files themselves.

Look closely at their portfolio, not simply the lovely photos

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

Ask to see tasks comparable in scope to yours. If you are preparing a complete custom home, a gallery of powder space remodels is not enough. 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 may not prove they can handle the constraints. Similarity matters. Not since every home needs to look the very same, but due to the fact that intricacy leaves clues.

Pay attention to shifts. In remodels, the hardest work is typically where old fulfills new. Look at floor covering transitions in between rooms, casing details around existing openings, ceiling patches where walls were removed, 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 positioning 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 also assist to request for development images. A contractor who documents waterproofing, framing corrections, rough electrical, insulation, and mechanical work is typically proud of the process, not only the final photography. For bathrooms in particular, ended up tile informs just part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many house owners ignore how much communication affects expense, schedule, and stress. Construction involves numerous decisions. Some are big, such as structural changes or cabinet designs. Others feel little till they postpone a trade, such as choosing a shower niche location, confirming grout color, or deciding whether outlets must be inside a pantry cabinet.

An excellent contractor does not need to be readily available every minute. In truth, the most organized builders typically have set communication rhythms because they are actively handling jobsites. What matters is whether they respond clearly, file choices, and tell you what they need from you before it becomes urgent.

During the interview phase, notice how they describe constraints. If you inquire about removing a wall, do they casually say it should be simple, or do they discuss that the structure must be confirmed before prices is final? If you ask whether a restroom can be bigger, do they speak about drain locations, flooring framing, venting, and waterproofing, or do they leap straight to surfaces? The way a contractor talks before a contract is signed typically forecasts how they will talk when something unanticipated appears behind drywall.

For larger projects, ask who your everyday contact will be. The sales representative may not be the project manager. The owner may not be the site manager. You need to know who will be walking the task, who will address field concerns, and who has authority to authorize modifications. A sleek very first meeting is useful, however the person managing the everyday work has massive impact over the last result.

A reasonable estimate should educate you

A strong quote is not simply a number. It must demonstrate how the contractor thinks.

Custom homes and remodels both involve allowances, choices, unknowns, and labor presumptions. The distinction between a thin price quote and a useful one can be tens of countless dollars. A one-page cost for a complicated kitchen remodel might look easy, however simplicity can hide missing out on scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Appliance installation? Tile underlayment? Drywall repair work beyond the instant workspace? Painting surrounding walls? Allow charges? Debris removal?

For new home construction, vague allowances can be much more hazardous. A low plumbing component allowance may be reasonable for standard components however insufficient for the level of home being designed. A flooring allowance may not show the square video, pattern, waste aspect, or installation technique. A builder does not require every choice finalized on the first day, however they must have the ability to explain what is presumed and what could alter the price.

A reliable contractor will welcome scope clarity. They might not be the least expensive, and they may inform you that a wanted budget plan does not match the desired scope. That sincerity is important. The most pricey contractor is typically not the one with the highest initial bid. It is the one whose low number grows through change orders because important items were never included.

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

- Scope must describe the actual work, not simply broad classifications like "kitchen restoration" or "bathroom update."
- Allowances must be connected to reasonable products and quantities, not placeholders picked to make the total appearance attractive.
- Exclusions should be mentioned plainly so you understand what is not included.
- Change order treatments should explain how added or modified work is priced and approved.
- Payment schedules must correspond to progress, deposits, or procurement milestones rather than unclear dates.

That kind of estimate takes time to produce. For intricate work, particularly custom homes or big remodels, some builders charge for preconstruction services. That can be sensible when the process includes site review, trade input, budgeting, value engineering, and coordination with designers or designers. Free quotes have their location, but a serious job often needs more than a quick walkthrough and a rough guess.

Beware of the contractor who deals with remodeling like little construction

A bathroom remodel may be smaller than a custom home, but it is not instantly basic. In some methods, it demands more accuracy per square foot. The workspace is tight. The sequencing is unforgiving. Tile layout, waterproofing, plumbing depth, glass clearances, ventilation, lighting, and storage all contend in a compact footprint.

A contractor who mainly constructs new homes might be utilized to open gain access to. In a remodel, gain access to is limited. Products may need to come through completed hallways. Floorings need security. Dust needs to be contained. Pets, children, next-door neighbors, and parking might all affect the schedule. If the home has only one full bathroom, the contractor should plan temporary accommodations or phase the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen disrupts life quicker than many people expect. A great remodeling contractor will discuss momentary sink choices, fridge place, microwave access, work hours, and the length of time cabinets, countertops, and plumbing reconnections are most likely to take. They will likewise explain where the schedule is susceptible. Cabinets with long preparations, counter top templating, special-order tile, and device hold-ups can all develop gaps if not managed early.

A builder who manages remodels well appreciates the occupied home. That implies crews do not deal with the house like an empty jobsite. It indicates defense decreases previously demolition begins, not after the very first scratch. It means someone thinks of where particles will go, how tools will be protected, and how the homeowner will understand when water or power must be shut off.

And beware of the remodeler who is not prepared for major building

The reverse issue is simply as real. A competent remodeling contractor may do exceptional kitchens and bathrooms but do not have the systems required for custom home construction. Developing a home from scratch needs more comprehensive coordination: site development, grading, drain, structure work, framing logistics, utility connections, energy code requirements, roofing, outside assemblies, insulation technique, heating and cooling design, and long-term schedule management.

New home construction also involves more capital preparation and longer choice timelines. A postponed window package can impact framing dry-in. A late cabinet choice might not harm for months, then suddenly hold up trim, counter tops, plumbing surface, and last assessments. 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 architect throughout style, or only rate ended up plans? Do they evaluate prepare for buildability? Do they bring in key trades early for mechanical, structural, and website input? Do they offer spending plan updates as illustrations progress? The very best custom home builder is not just a person who can build what is drawn. They help ensure what is drawn can be built within the spending plan and website conditions.

The kitchen and bath information expose the builder's standards

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

Cabinetry is a fine example. In a custom home, cabinets are frequently created along with architecture, window placement, device requirements, and lighting strategies. In a remodel, cabinets need to work with existing walls, floors, and sometimes imperfect dimensions. An excellent contractor will field-measure carefully and coordinate with the cabinet supplier before buying. They will consider fillers, home appliance clearances, crown conditions, and how out-of-level floors may affect installation.

Tile is another exposing classification. A polished 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 decoration used at the end. In wet areas, tile is the visible surface area of a larger assembly. The waterproofing behind it is what safeguards the home.

Lighting likewise separates average work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. A great strategy layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms require flattering vanity lighting, safe shower lighting, and fan controls that people will really utilize. These options affect comfort as much as appearance.

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

Ask how they handle unknowns

Every contractor eventually meets the unforeseen. The concern is not whether surprises take place. The concern is how the contractor recognizes, costs, communicates, and fixes them.

In remodeling, unknowns are common. A wall may contain plumbing that was not visible. Old circuitry may require replacement. Subfloor damage may appear after cabinets or components are gotten rid of. Framing may be undersized by modern-day standards. A previous owner might have completed unpermitted work that now needs to be fixed. These are not constantly signs of bad estimating. Often they are merely the reality of opening an existing structure.

In custom homes, unknowns typically come from site conditions, weather condition, utility coordination, product preparation, or style modifications. Soil conditions may require modifications. Drainage may need more attention than expected. An item may be discontinued after choice. An owner may realize during framing that a window height feels wrong. Experienced builders construct processes around these possibilities.

Listen for calm specificity. A weak response sounds like, "We'll figure it out." A more powerful answer explains that work drops in the afflicted location, the condition is documented, choices are priced, schedule impacts are talked about, and composed approval is obtained before proceeding. That process protects both sides. It prevents house owners from feeling assailed and avoids contractors from doing unpaid work based on assumptions.

References should match the sort of project you are planning

References are useful when you ask the right concerns. A radiant evaluation from somebody who worked with the contractor for a small powder room upgrade might not inform you enough about how they handle a year-long custom home construct. Also, a custom home client might not know how the contractor acts when working in an occupied home during a kitchen remodel.

Ask for references from similar projects, then make the conversation useful. Did the contractor interact schedule changes promptly? Was the jobsite kept fairly tidy? Were modification orders clear? Did the last expense resemble the anticipated expense once choices and owner-driven modifications were considered? How did the contractor respond to an issue after payment? Would the client employ them again for a different type of project?

The last question is revealing. Many house owners will endure a few bumps if the contractor is sincere, skilled, and responsive. Construction is hardly ever perfect. What you want to hear is that the builder took responsibility, resolved concerns, and stayed professional under pressure.

If possible, ask whether you can see completed work in person. Not every client will agree, and personal privacy needs to be respected. But when it is possible, strolling a finished space tells you things photos can not. Doors either align or they do not. Drawers feel solid or lightweight. Tile corners are tidy or negligent. Floorings shift efficiently or awkwardly. Your home feels thought about, or it seems like a collection of rushed decisions.

The style relationship matters

Some builders use 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 need to not reside in different worlds. If a designer styles without expense feedback, the property owner might invest months on strategies that surpass the budget. If a builder prices without understanding design intent, essential details might be simplified or missed out on. Good collaboration keeps the task grounded.

For kitchens and bathrooms, style coordination is similarly crucial. A kitchen designer might develop an excellent cabinet plan, but the contractor still requires to validate mechanical constraints, structural modifications, electrical requirements, and field dimensions. A bathroom designer might choose beautiful tile and components, but the installer must verify slopes, waterproofing transitions, niche placement, and glass measurements. The more custom the project, the more these functions overlap.

Be cautious when a contractor dismisses designers as unnecessary for complicated work. Likewise beware when a designer dismisses construction input up until late at the same time. The strongest tasks usually include respectful stress in between vision and execution. The style team promotes beauty and function. The builder tests feasibility, expense, and sequence. The homeowner advantages when both sides listen.

Permits and evaluations are not optional details

Permitting can feel slow, and not every little cosmetic upgrade requires a permit. However structural modifications, electrical work, plumbing alterations, mechanical changes, additions, and numerous considerable remodels typically do. Regional guidelines differ, so assumptions are risky.

A professional general contractor must discuss what licenses are required and who will obtain them. They ought to also be comfortable with inspections. If a contractor suggests avoiding authorizations to conserve time or money on work that plainly requires them, consider the long-lasting threat. Unpermitted work can develop problems throughout resale, insurance coverage claims, appraisals, and future remodellings. More significantly, inspections exist to confirm safety-related work that homeowners can not quickly evaluate.

Permits do not guarantee best craftsmanship, however they provide a baseline. They also create records. In new home construction, assessment turning points belong to the typical process. In remodels, inspections might cover rough framing, rough electrical, rough plumbing, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who plans well will consist of evaluations 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, products acclimate, caulk shrinks, cabinet builtbyvbr.com Custom home builder doors may require modification, and mechanical systems sometimes require fine-tuning. In remodels, little problems might appear once the household begins utilizing the space

daily. A shower door sweep may require modification. A drawer may rub. A dimmer may not combine well with a component. These prevail punch-list and service products, not catastrophes.

Ask what service warranty is offered, what it covers, and how service requests are managed. New homes may have statutory warranty requirements depending on the area, and builders might provide additional written protection. Remodel guarantees vary more commonly. The key is to get the terms in writing.

A trustworthy contractor does not guarantee that absolutely nothing will ever need adjustment. They explain what is covered, what typical maintenance appears like, and how to contact them if a problem appears. The best contractors safeguard their reputation by responding quickly to genuine concerns. That responsiveness is one factor established regional builders frequently earn repeat business throughout different stages of a property owner's life: a bathroom remodel one year, a kitchen remodel later on, and perhaps a custom home or addition down the road.

Price, worth, and the danger of false savings

Most homeowners have a spending plan. They should. The error is treating the most affordable 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/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 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.