

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 severe decision. Choosing one who likewise handles bathroom and kitchen remodels adds another layer, due to the fact that the builder requires to understand both ground-up construction and the fragile work of improving an existing home without tearing it apart unnecessarily.

Those belong abilities, however 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, finishes, and inspections in a sequence that can be planned with affordable self-confidence. A remodel, especially a kitchen remodel or bathroom remodel, is different. It typically begins with uncertainty behind finished walls, homeowners living through the work, older framing that does not match modern-day illustrations, and day-to-day decisions about how to safeguard what is staying while replacing what is not.

The best companies can do both. They bring the preparation discipline of a professional home builder and the problem-solving impulses of an experienced remodeling contractor. They comprehend structure, code, budgets, schedules, surface details, and interaction. More notably, they comprehend how all of those pieces impact the homeowner'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 go well beyond cost. The goal is not merely to discover someone who says yes to whatever. The goal is to find a general contractor who can anticipate friction before it ends up being expensive, explain compromises plainly, and provide work that still feels strong ten years from now.

Why combined experience matters

A custom home builder who likewise remodels bathroom and kitchens sees houses from 2 useful angles. On new homes, they comprehend how decisions made early impact everything downstream. They understand why a somewhat wider mechanical chase can conserve headaches later on, why window placement matters for cabinet designs, and why the area of plumbing walls must not be treated as an afterthought.

On remodels, they see what fails in time. They open walls and find small 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 much better builder, due to the fact that they are not simply picturing how a detail will take a look at completion. They have actually seen how it ages.

This is especially valuable in kitchens and bathrooms. Those spaces bring an out of proportion share of a home's expense and complexity. A kitchen touches cabinetry, devices, electrical loads, lighting, plumbing, floor covering, ventilation, and household regimens. A bathroom adds waterproofing, drain, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are inadequately planned, the homeowner feels it every day.

A builder with genuine remodeling experience often asks sharper questions. Where will the garbage pullout enter relation to the sink? Is there enough space to stand at the refrigerator while someone else walks behind? Will the shower valve be reachable without getting sprayed by cold water? Does the bath fan duct appropriately to the exterior, or is it just pressing damp air into an attic? These information 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 for a **home builder near me** portfolio, confirm the essentials. A legitimate general contractor must be correctly 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 consulting your regional building 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 however run generally as brokers, handing most responsibility to subcontractors with limited supervision. Others have a strong internal project management structure and long-standing trade partners. Neither model is instantly wrong, but you require to know how the job will actually be run.

For new home construction, the builder's function may include estimating, allowing coordination, site supervision, subcontractor management, budget tracking, schedule control, quality checks, and guarantee assistance. For a kitchen or bathroom remodel, the function needs to also consist of protection of existing finishes, dust control preparation, utility shutoff coordination, everyday jobsite clean-up, and homeowner access planning. If a contractor speaks confidently about framing and foundations however seems unclear about how your family will operate during a six-week kitchen remodelling, that is an indication to slow down.

An expert contractor ought to be comfy providing certificates of insurance coverage, license info, references, and a clear sample contract. Doubt around these basics typically tells you more than the documents themselves.

Look closely at their portfolio, not simply the lovely photos

Most builder websites show ended up areas in excellent lighting. That is expected. A stunning kitchen, a spa-like restroom, or a well-proportioned custom home can certainly show taste and craftsmanship. But when you are

examining a custom home builder who likewise remodels, look deeper.

Ask to see tasks comparable 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 method, a portfolio of new construction kitchens might not show they can deal with the constraints. Resemblance matters. Not because every home must look the very same, but because complexity leaves clues.

Pay attention to shifts. In remodels, the hardest work is frequently where old satisfies new. Look at flooring transitions between rooms, casing details around existing openings, ceiling spots where walls were gotten rid of, tile edges, cabinet fillers, and how new components associate with older windows or walls that might not be perfectly plumb. In new homes, study the alignment of trim, the spacing of recessed lights, outside proportions, stair information, and how mechanical grilles are integrated. Sloppy work typically conceals in these quieter places.



It can likewise assist to ask for development photos. A contractor who documents waterproofing, framing corrections, rough electrical, insulation, and mechanical work is usually happy with the process, not just the final photography. For bathrooms in particular, ended up tile tells only part of the story. The waterproofing behind it matters more.

Communication style is not a soft issue

Many property owners underestimate just how much interaction impacts cost, schedule, and stress. Construction involves hundreds of choices. Some are large, such as structural modifications or cabinet designs. Others feel little till they delay a trade, such as selecting a shower specific niche place, validating grout color, or choosing whether outlets need to be inside a kitchen cabinet.

An excellent contractor does not need to be available every minute. In fact, the most arranged builders typically have set interaction rhythms because they are actively managing jobsites. What matters is whether they respond clearly, document choices, and tell you what they need from you before it ends up being urgent.

During the interview phase, observe how they explain restrictions. If you ask about getting rid of a wall, do they delicately state it should be simple, or do they discuss that the structure must be confirmed before pricing is final? If you ask whether a bathroom can be enlarged, do they talk about drain areas, floor framing, venting, and waterproofing, or do they jump straight to surfaces? The method a contractor talks before a contract is signed typically anticipates how they will talk when something unanticipated appears behind drywall.

For bigger jobs, ask who your everyday contact will be. The sales representative may not be the project supervisor. The owner may not be the website manager. You would like to know who will be strolling the task, who will address field concerns, and who has authority to approve changes. A polished very first meeting is useful, however the individual managing the day-to-day work has massive impact over the final result.

A realistic estimate should inform you

A strong quote is not just a number. It needs to show how the contractor thinks.

Custom homes and remodels both include allowances, choices, unknowns, and labor presumptions. The difference between a thin estimate and a useful one can be 10s of thousands of dollars. A one-page cost for a complex kitchen remodel may look simple, but simpleness can conceal missing scope. Does it include electrical panel upgrades if required? Cabinet hardware? Home appliance setup? Tile underlayment? Drywall repair beyond the instant workspace? Painting surrounding walls? Allow fees? Debris removal?

For new home construction, vague allowances can be even more unsafe. A low pipes component allowance may be reasonable for fundamental fixtures however insufficient for the level of home being created. A floor covering allowance builtbyvbr.com Kitchen remodel might not reflect the square video footage, pattern, waste element, or installation technique. A builder does not need every choice finalized on day one, however they need to have the ability to discuss what is assumed and what might change the price.

A reputable contractor will welcome scope clarity. They may 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 pricey contractor is frequently not the one with the greatest preliminary quote. It is the one whose low number grows through change orders because essential 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 simply broad categories like "kitchen restoration" or "restroom update."
- Allowances ought to be connected to reasonable items and quantities, not placeholders picked to make the overall look attractive.
- Exclusions ought to be mentioned clearly so you know what is not included.
- Change order procedures ought to explain how included or modified work is priced and approved.
- Payment schedules ought to represent progress, deposits, or procurement milestones rather than vague dates.

That sort of estimate takes some time to produce. For complex work, specifically custom homes or big remodels, some builders charge for preconstruction services. That can be affordable when the procedure includes site review, trade input, budgeting, value engineering, and coordination with designers or designers. Free price quotes have their location, but a serious task typically requires more than a fast walkthrough and a rough guess.

Beware of the contractor who treats remodeling like small construction

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

A contractor who mainly constructs new homes may be used to open access. In a remodel, gain access to is restricted. Products might require to come through completed corridors. Floorings require security. Dust requires to be consisted of. Pets, children, next-door neighbors, and parking might all impact the schedule. If the home has only one full bathroom, the contractor needs to prepare short-term lodgings or stage the work carefully.

Kitchen remodels carry their own pressures. Losing a kitchen disrupts daily life quicker than many people expect. **Bathroom remodel** A great remodeling contractor will discuss short-lived sink alternatives, refrigerator location, microwave access, work hours, and how long cabinets, countertops, and pipes reconnections are most likely to take. They will also explain where the schedule is vulnerable. Cabinets with long lead times, countertop templating, special-order tile, and appliance hold-ups can all develop gaps if not managed early.

A builder who handles remodels well appreciates the occupied home. That means crews do not deal with the house like an empty jobsite. It means defense goes down in the past demolition starts, not after the first scratch. It suggests someone thinks about where particles will go, how tools will be protected, and how the property owner will understand when water or power must be shut off.

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

The reverse issue is just as real. A proficient remodeling contractor may do excellent bathroom and kitchens but do not have the systems required for custom home construction. Building a home from scratch requires more comprehensive coordination: site advancement, grading, drain, foundation work, framing logistics, energy connections, energy code requirements, roof, outside assemblies, insulation technique, heating and cooling style, and long-term schedule management.

New home construction also involves more cash flow preparation and longer decision timelines. A postponed window package can affect framing dry-in. A late cabinet decision might not hurt for months, then suddenly hold up trim, counter tops, pipes finish, and final inspections. A builder requires systems to track these dependencies.

If your project is a custom home, ask how the contractor manages preconstruction. Do they collaborate with the designer during style, or only cost ended up plans? Do they examine prepare for buildability? Do they generate essential trades early for mechanical, structural, and website input? Do they offer spending plan updates as drawings evolve? The very best custom home builder is not just a person who can build what is drawn. They help make certain what is drawn can be built within the spending plan and site conditions.

The kitchen and bath information expose the builder's standards

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

Cabinetry is a fine example. In a custom home, cabinets are often created along with architecture, window placement, home appliance requirements, and lighting plans. In a remodel, cabinets must work with existing walls, floorings, and often imperfect dimensions. A great contractor will field-measure carefully and coordinate with the cabinet supplier before purchasing. They will think about fillers, appliance clearances, crown conditions, and how out-of-level floors might affect installation.

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

Lighting also separates typical work from thoughtful work. A kitchen with only a grid of recessed cans can feel flat. A good strategy layers task lighting, ambient lighting, accent lighting, and undercabinet lighting where appropriate. Bathrooms require flattering vanity lighting, safe shower lighting, and fan controls that individuals will in fact use. These options affect convenience 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 require consideration depending upon hood capacity and regional code. The contractor does not require to be the mechanical engineer, however they need to understand when to bring one in.

Ask how they deal with unknowns

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



In remodeling, unknowns prevail. A wall may include plumbing that was not noticeable. Old electrical wiring might need replacement. Subfloor damage might appear after cabinets or fixtures are removed. Framing may be undersized by modern standards. A previous owner may have completed unpermitted work that now has to be remedied. These are not always indications of poor estimating. Sometimes they are simply the reality of opening an existing structure.

In custom homes, unknowns often originate from site conditions, weather condition, utility coordination, product preparation, or design modifications. Soil conditions might need modifications. Drainage might need more attention than anticipated. An item might be discontinued after choice. An owner may realize throughout framing that a window height feels wrong. Experienced builders build procedures around these possibilities.

Listen for calm uniqueness. A weak answer sounds like, "We'll figure it out." A stronger response discusses that work stops in the afflicted area, the condition is recorded, alternatives are priced, schedule impacts are talked about, and written approval is gotten before continuing. That procedure protects both sides. It prevents house

owners from feeling assailed and avoids **General contractor** contractors from doing overdue work based on assumptions.

References ought to match the sort of task you are planning

References work when you ask the ideal concerns. A radiant evaluation from somebody who employed the contractor for a small powder space update might not tell you enough about how they handle a year-long custom home construct. Likewise, a custom home customer might not understand how the contractor acts when operating in an occupied home during a kitchen remodel.

Ask for recommendations from comparable tasks, then make the discussion practical. Did the contractor interact schedule changes quickly? Was the jobsite kept fairly clean? Were change orders clear? Did the final expense look like the anticipated cost as soon as selections and owner-driven modifications were considered? How did the contractor react to an issue after payment? Would the client hire them again for a various type of project?

The last concern is revealing. Lots of homeowners will tolerate a couple of bumps if the contractor is truthful, knowledgeable, and responsive. Construction is seldom flawless. What you want to hear is that the builder took responsibility, fixed problems, and stayed professional under pressure.

If possible, ask whether you can see finished operate in person. Not every client will concur, and personal privacy needs to be respected. But when it is possible, strolling a finished area tells you things photos can not. Doors either line up or they do not. Drawers feel solid or lightweight. Tile corners are clean or careless. Floorings transition efficiently or awkwardly. Your home feels thought about, or it seems like a collection of rushed decisions.

The design relationship matters

Some builders offer design-build services. Others deal 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 should not reside in different worlds. If a designer styles without cost feedback, the property owner might invest months on strategies that surpass the budget plan. If a builder rates without comprehending design intent, important details might be streamlined or missed out on. Great partnership keeps the job grounded.

For bathroom and kitchens, style coordination is equally essential. A kitchen designer might create an exceptional cabinet strategy, but the contractor still requires to validate mechanical constraints, structural modifications, electrical requirements, and field measurements. A restroom designer might choose lovely tile and components, however the installer should confirm slopes, waterproofing transitions, specific niche positioning, and glass measurements. The more custom the project, the more these roles overlap.

Be mindful when a contractor dismisses designers as unnecessary for complex work. Likewise beware when a designer dismisses construction input till late while doing so. The greatest jobs normally include respectful tension in between vision and execution. The design group promotes charm and function. The builder tests expediency, cost, and series. The homeowner benefits when both sides listen.

Permits and inspections are not optional details

Permitting can feel sluggish, and not every little cosmetic upgrade requires a license. But structural changes, electrical work, plumbing modifications, mechanical modifications, additions, and many considerable remodels

typically do. Regional rules vary, so presumptions are risky.

A professional general contractor should discuss what licenses are required and who will obtain them. They need to likewise be comfy with assessments. If a contractor recommends preventing permits to save time or money on work that plainly requires them, consider the long-lasting danger. Unpermitted work can create issues throughout resale, insurance coverage claims, appraisals, and future restorations. More notably, inspections exist to validate safety-related work that homeowners can not quickly evaluate.

Permits do not ensure best craftsmanship, but they provide a standard. They also produce records. In new home construction, inspection milestones become part of the regular process. In remodels, evaluations might cover rough framing, rough electrical, rough plumbing, 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 mindset after the last payment matters. Homes move, products accustom, caulk diminishes, cabinet doors may need modification, and mechanical systems sometimes require fine-tuning. In remodels, little problems may appear once the household starts using the space daily. A shower door sweep may need modification. A drawer may rub. A dimmer may not combine well with a fixture. These are common punch-list and service items, not catastrophes.

Ask what warranty is supplied, what it covers, and how service requests are handled. New homes might have statutory service warranty requirements depending on the area, and builders might provide extra written protection. Remodel service warranties vary more widely. The key is to get the terms in writing.

A trusted contractor does not promise that absolutely nothing will ever need adjustment. They discuss what is covered, what normal upkeep looks like, and how to call them if an issue appears. The very best contractors safeguard their credibility by reacting promptly to legitimate issues. That responsiveness is one reason established local builders typically earn repeat company throughout different stages of a homeowner's life: a bathroom remodel one year, a kitchen remodel later, and possibly a custom home or addition down the road.

Price, worth, and the threat of false savings

Most homeowners have a budget. They should. The error is treating the most affordable quote as the very best value without comprehending 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: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:4356694133), 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.