

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. Picking one who also handles bathroom and kitchen remodels adds another layer, because the builder needs to understand both ground-up construction and the delicate work of improving an existing home without tearing it apart unnecessarily.

Those are related skills, but they are not identical. New home construction is managed from the dirt up. A builder begins with a website, strategies, engineering, energies, framing, mechanical systems, finishes, and assessments in a series that can be prepared with reasonable self-confidence. A remodel, especially a kitchen remodel or bathroom remodel, is various. It typically begins with unpredictability behind ended up walls, homeowners living through the work, older framing that does not match contemporary drawings, and day-to-day decisions about how to protect what is staying 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 seasoned remodeling contractor. They understand structure, code, budget plans, schedules, finish information, and interaction. More importantly, they understand how all of those pieces affect the house owner's experience.

If you are comparing companies for a custom develop, a major remodel, or a long-term relationship that might consist of both, the best concerns work out beyond cost. The goal is not merely to find somebody who says yes to whatever. The goal is to find a general contractor who can expect friction before it ends up being costly, discuss compromises plainly, and provide work that still feels solid 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 understand how decisions made early impact whatever downstream. They know why a somewhat broader mechanical chase can conserve headaches later, why window placement matters for cabinet designs, and why the location of pipes walls must not be dealt with as an afterthought.

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

This is specifically valuable in bathroom and kitchens. Those rooms bring a disproportionate share of a home's cost and intricacy. A kitchen touches cabinetry, home appliances, electrical loads, lighting, pipes, floor covering, ventilation, and family regimens. A restroom adds waterproofing, drain, ventilation, tile work, glass, tight clearances, and wetness control. When these areas are improperly planned, the house owner feels it every day.

A builder with real remodeling experience frequently asks sharper questions. Where will the trash pullout enter relation to the sink? Exists enough area 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 properly to the outside, or is it simply pushing damp air into an attic? These details are not glamorous, however they separate expert work from surface-level upgrades.

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

Before falling for a portfolio, verify the basics. A legitimate general contractor ought to be properly licensed where licensing is needed, bring general liability insurance, and have employees' compensation protection where suitable. Requirements vary by state and town, so it is worth contacting your regional structure department or contractor licensing board rather than 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 obligation to subcontractors with limited supervision. Others have a strong in-house job management structure and long-standing trade partners. Neither model is instantly wrong, however you require to understand how the job will actually be run.

For new home construction, the builder's function might consist of estimating, allowing coordination, website guidance, subcontractor management, budget tracking, schedule control, quality checks, and service warranty support. For a kitchen or bathroom remodel, the role needs to likewise consist of security of existing surfaces, dust control planning, energy shutoff coordination, everyday jobsite clean-up, and homeowner access preparation. If a contractor speaks confidently about framing and structures however seems unclear about how your household will function during a six-week kitchen remodelling, that is an indication to slow down.

An expert contractor need to be comfortable providing certificates of insurance, license information, referrals, and a clear sample contract. Hesitation around these basics normally informs you more than the documents themselves.

Look carefully at their portfolio, not just the beautiful photos

Most builder sites show ended up areas in great lighting. That is expected. A gorgeous kitchen, a spa-like bathroom, or a well-proportioned custom home can certainly show taste and craftsmanship. However when you are assessing a custom home builder who also remodels, look deeper.

Ask to see projects comparable in scope to yours. If you are planning a full custom home, a gallery of powder room remodels is insufficient. If you need a kitchen remodel in a 1970s home with low ceilings and a load-bearing wall in the method, a portfolio of new construction kitchens might not show they can manage the restraints. Resemblance matters. Not due to the fact that every home should look the very same, however since complexity leaves clues.

Pay attention to shifts. In remodels, the hardest work is often where old meets new. Take a look at flooring transitions in 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 may not be completely plumb. In new homes, study the alignment of trim, the spacing of recessed lights, outside percentages, stair information, and how mechanical grilles are incorporated. Sloppy work typically hides in these quieter places.

It can likewise help to ask for progress pictures. A contractor who documents waterproofing, framing corrections, rough electrical, insulation, and mechanical work is normally proud of the procedure, not just the final photography. For bathrooms in specific, completed tile tells just part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many homeowners undervalue just how much communication impacts expense, schedule, and stress. Construction involves hundreds of choices. Some are big, such as structural changes or cabinet layouts. Others feel small till they postpone a trade, such as picking a shower specific niche area, confirming grout color, or choosing whether outlets must be inside a pantry cabinet.

A good contractor does not need to be readily available every minute. In reality, the most organized builders often have set interaction rhythms since they are actively managing jobsites. What matters is whether they respond plainly, file choices, and tell you what they require from you before it ends up being urgent.

During the interview stage, discover how they explain restraints. If you inquire about getting rid of a wall, do they delicately state it should be simple, or do they explain that the structure must be verified before pricing is final? If you ask whether a bathroom can be enlarged, do they discuss drain areas, flooring framing, venting, and waterproofing, or do they leap straight to surfaces? The method a contractor talks before an agreement is signed often predicts how they will talk when something unexpected appears behind drywall.

For larger projects, ask who your daily contact will be. The sales representative might not be the job manager. The owner might not be the website manager. You would like to know who will be walking the job, who will respond to field concerns, and who has authority to approve modifications. A refined first conference works, however the person handling the everyday work has massive impact over the final result.

A reasonable quote need to inform you

A strong estimate is not simply a number. It ought to demonstrate how the contractor thinks.

Custom homes and remodels both include allowances, choices, unknowns, and labor assumptions. The distinction in between a thin estimate and a beneficial one can be 10s of countless dollars. A one-page rate for an intricate kitchen remodel may look easy, but simplicity can hide missing scope. Does it consist of electrical

panel upgrades if required? Cabinet hardware? Device setup? Tile underlayment? Drywall repair beyond the instant workspace? Painting surrounding walls? Permit charges? Particles removal?

For new home construction, unclear allowances can be much more hazardous. A low plumbing component allowance might be realistic for standard fixtures however insufficient for the level of home being created. A floor covering allowance might not show the square video footage, pattern, waste factor, or installation approach. A builder does not need every choice settled on the first day, however they need to be able to discuss what is assumed and what could alter the price.

A trustworthy contractor will invite scope clarity. They may not be the most inexpensive, and they might tell you that a preferred spending plan does not match the wanted scope. That sincerity is important. The most costly contractor is often not the one with the highest preliminary quote. It is the one whose low number grows through change orders because important products were never ever included.

Here is a compact method to check out a quote before comparing it to others:

- Scope should describe the real work, not simply broad categories like "kitchen renovation" or "restroom update."
- Allowances should be tied to practical products and amounts, not placeholders chosen to make the total appearance attractive.
- Exclusions should be mentioned plainly so you know what is not included.
- Change order treatments ought to explain how included or modified work is priced and approved.
- Payment schedules should represent progress, deposits, or procurement milestones instead of vague dates.

That kind of price quote takes time to produce. For complicated work, specifically custom homes or large remodels, some builders charge for preconstruction services. That can be sensible when the procedure consists of site evaluation, trade input, budgeting, worth engineering, and coordination with designers or architects. Free estimates have their location, but a serious job often requires more than a quick walkthrough and a rough guess.

Beware of the contractor who deals with remodeling like small construction

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

A contractor who mainly constructs new homes may be used to open access. In a remodel, access is limited. Products may need to come through completed hallways. Floors need protection. Dust requires to be included. Pets, children, next-door neighbors, and parking might all impact the schedule. If the home has only one complete bathroom, the contractor should prepare temporary accommodations or phase the work carefully.

Kitchen remodels carry their own pressures. Losing a kitchen interrupts daily life faster than most people anticipate. An excellent remodeling contractor will go over temporary sink options, fridge place, microwave access, work hours, and how long cabinets, countertops, and plumbing reconnections are likely to take. They will likewise explain where the schedule is vulnerable. Cabinets with long lead times, countertop templating, special-order tile, and appliance delays can all develop gaps if not managed early.

A builder who manages remodels well respects the occupied home. That indicates teams do not treat the house like an empty jobsite. It means security decreases in the past demolition begins, not after the very first scratch. It

implies someone thinks about where particles will go, how tools will be secured, and how the homeowner will know when water or power should be shut off.

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

The reverse problem is simply as real. A skilled remodeling contractor may do excellent kitchens and bathrooms but do not have the systems needed for custom home construction. Developing a home from scratch needs broader coordination: site advancement, grading, drainage, foundation work, framing logistics, utility connections, energy code requirements, roofing, outside assemblies, insulation technique, HVAC style, and long-term schedule management.

New home construction likewise includes more cash flow preparation and longer decision timelines. A postponed window package can impact framing dry-in. A late cabinet choice may not hurt for months, then all of a sudden hold up trim, counter tops, plumbing finish, and last evaluations. A builder requires systems to track these dependencies.

If your project is a custom home, ask how the contractor deals with preconstruction. Do they coordinate with the designer throughout design, or just rate ended up strategies? Do they evaluate prepare for buildability? Do they bring in crucial trades early for mechanical, structural, and site input? Do they supply budget plan updates as illustrations develop? The best custom home builder is not just a person who can develop what is drawn. They help ensure what is drawn can be developed within the budget and website conditions.

The kitchen and bath details expose the builder's standards

If you want to understand a contractor's quality requirements quickly, ask about their kitchen and bathroom process. These rooms expose weak planning.



Cabinetry is a fine example. In a custom home, cabinets are typically created alongside architecture, window positioning, device specifications, and lighting strategies. In a remodel, cabinets should work with existing walls, floorings, and sometimes imperfect dimensions. An excellent contractor will field-measure carefully and coordinate with the cabinet supplier before purchasing. They will consider fillers, home appliance clearances, crown conditions, and how out-of-level floors may impact installation.

Tile is another revealing classification. A sleek contractor will talk about substrate preparation, motion joints where needed, waterproofing systems, slope in shower pans, drain placement, and layout planning. They will not treat tile as design applied at the end. In wet locations, tile is the noticeable surface 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. An excellent strategy layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where appropriate. Bathrooms require lovely vanity lighting, safe shower lighting, and fan controls that people will in fact utilize. These choices impact convenience as much as appearance.

Ventilation should have more attention than it normally gets. A high-end bathroom remodel with bad ventilation can still develop wetness problems. An effective variety hood that is not effectively ducted can dissatisfy. In tight or energy-efficient new homes, makeup air may require factor to consider depending on hood capability and regional code. The contractor does not need to be the mechanical engineer, however they need to know when to bring one in.

Ask how they deal with unknowns

Every contractor ultimately satisfies the unexpected. The question is not whether surprises take place. The concern is how the contractor recognizes, prices, interacts, and resolves them.

In remodeling, unknowns prevail. A wall may contain plumbing that was not visible. Old electrical wiring might require replacement. Subfloor damage might appear after cabinets or components are removed. Framing might be undersized by contemporary requirements. A previous owner might have completed unpermitted work that now has to be corrected. These are not constantly indications of poor estimating. Often they are merely the truth of opening an existing structure.

In custom homes, unknowns typically come from website conditions, weather condition, energy coordination, material preparation, or design changes. Soil conditions might need modifications. Drainage might require more attention than anticipated. A product may be terminated after choice. An owner may realize throughout framing that a window height feels wrong. Experienced builders build processes around these possibilities.

Listen for calm uniqueness. A weak answer seems like, "We'll figure it out." A more powerful response explains that work stops in the affected location, the condition is documented, choices are priced, schedule effects are gone over, and composed approval is obtained before proceeding. That process safeguards both sides. It prevents homeowners from feeling assailed and prevents contractors from doing unpaid work based upon assumptions.

References should match the type of task you are planning

References are useful when you ask the ideal questions. A glowing review from somebody who hired the contractor for a small powder space upgrade might not inform you enough about how they manage a year-long custom home develop. Also, a custom home customer might not know how the contractor behaves when working in an occupied home during a kitchen remodel.

Ask for referrals from similar jobs, then make the discussion practical. Did the contractor interact schedule changes promptly? Was the jobsite kept fairly clean? Were change orders clear? Did the last cost resemble the expected expense when selections and owner-driven modifications were thought about? How did the contractor react to an issue after payment? Would the customer hire them once again for a different kind of project?

The last question is revealing. Numerous property owners will tolerate a couple of bumps if the contractor is honest, experienced, and responsive. Construction is seldom flawless. What you want to hear is that the builder took obligation, resolved problems, and stayed expert under pressure.

If possible, ask whether you can see completed work in person. Not every client will agree, and privacy should be respected. However when it is possible, strolling a completed area informs you things photos can not. Doors either align or they do not. Drawers feel strong or flimsy. Tile corners are clean or negligent. Floors transition smoothly or awkwardly. The house feels considered, or it seems like a collection of hurried decisions.

The design relationship matters

Some builders offer 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, style and construction ought to not live in different worlds. If a designer styles without cost feedback, the house owner might invest months on strategies that go beyond the budget. If a builder rates without understanding design intent, essential information might be streamlined or missed. Good cooperation keeps the job grounded.

For bathroom and kitchens, design coordination is similarly crucial. A kitchen designer may produce an exceptional cabinet plan, however the contractor still requires to confirm mechanical restrictions, structural modifications, electrical requirements, and field measurements. A restroom designer may choose gorgeous tile and components, but the installer should verify slopes, waterproofing shifts, niche placement, and glass measurements. The more custom the project, the more these functions overlap.

Be cautious when a contractor dismisses designers as unneeded for intricate work. Likewise beware when a designer dismisses construction input till late at the same time. The greatest projects generally include respectful tension between vision and execution. The design group pushes for beauty and function. The builder tests expediency, 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 a license. But structural changes, electrical work, pipes changes, mechanical modifications, additions, and many substantial remodels frequently do. Local rules differ, so presumptions are risky.

An expert general contractor ought to discuss what licenses are needed and who will get them. They need to also be comfy with inspections. If a contractor suggests preventing permits to save time or money on work [Bathroom remodel](#) that plainly needs them, think about the long-lasting risk. Unpermitted work can develop issues during resale, insurance claims, appraisals, and future restorations. More significantly, assessments exist to verify safety-related work that homeowners can not easily evaluate.

Permits do not guarantee ideal workmanship, but they supply a baseline. They likewise create records. In new home construction, examination turning points are part of the regular procedure. In remodels, inspections may cover rough framing, rough electrical, rough plumbing, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who plans well will consist of inspections in the schedule instead of treating them as interruptions.

Warranty and service after completion

A builder's attitude after the final payment matters. Homes move, materials adapt, caulk diminishes, cabinet doors might require change, and mechanical systems sometimes need fine-tuning. In remodels, little problems may appear once the family starts using the area daily. A shower door sweep may need change. A drawer might rub. A dimmer may not pair well with a component. These prevail punch-list and service products, not catastrophes.

Ask what service warranty is provided, what it covers, and how service requests are dealt with. New homes might have statutory service warranty requirements depending upon the area, and builders may use extra composed protection. Remodel guarantees vary more widely. The key is to get the terms in writing.

A reliable contractor does not assure that absolutely nothing will ever require change. They describe what is covered, what regular upkeep appears like, and how to contact them if a problem appears. The very best contractors secure their track record by responding without delay to genuine concerns. That responsiveness is one factor developed regional builders frequently make repeat company throughout various phases 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 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](#) 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](#), 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.