

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 severe decision. Choosing one who likewise manages kitchen and bathroom remodels adds 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 relate skills, but they are not similar. New home construction is controlled from the dirt upward. A builder starts with a site, plans, engineering, utilities, framing, mechanical systems, surfaces, and inspections in a series that can be prepared with sensible self-confidence. A remodel, especially a kitchen remodel or bathroom remodel, is various. It typically starts with unpredictability behind completed walls, house owners enduring the work, older framing that does not match contemporary illustrations, and daily choices about how to safeguard what is remaining while replacing what is not.

The best companies can do both. They bring the planning discipline of a professional home builder and the problem-solving impulses of a skilled remodeling contractor. They comprehend structure, code, budgets, schedules, surface information, and interaction. More notably, 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 may include both, the ideal questions go well beyond price. The objective is not just to find somebody who says yes to whatever. The objective is to discover a general contractor who can prepare for friction before it becomes costly, discuss compromises clearly, and deliver 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 helpful angles. On new homes, they comprehend how decisions made early impact whatever downstream. They understand why a slightly wider mechanical chase can conserve headaches later on, why window positioning matters for cabinet layouts, and why the location of pipes walls must not be treated as an afterthought.

On remodels, they see what stops working in time. They open walls and find small framing, poor ventilation, covered pipes, unsealed penetrations, and tile assemblies that looked fine for 3 years before water discovered a course. That experience can make them a better builder, due to the fact that they are not simply picturing how an information will look at conclusion. They have actually seen how it ages.

This is specifically important in kitchens and bathrooms. Those spaces carry a disproportionate share of a home's expense and intricacy. A kitchen touches kitchen cabinetry, home appliances, electrical loads, lighting, plumbing, flooring, ventilation, and household regimens. A restroom includes waterproofing, drain, ventilation, tile work, glass, tight clearances, and wetness control. When these areas are badly prepared, the house owner 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 someone else walks behind? Will the shower valve be obtainable without getting sprayed by cold water? Does the bath fan duct properly to the outside, or is it simply pressing humid air into an attic? These information are not attractive, but they separate professional work from surface-level upgrades.

Start with licensing, insurance coverage, and the function they in fact play

Before falling for a portfolio, validate the basics. A legitimate general contractor needs to be properly licensed where licensing is needed, carry general liability insurance, and have employees' settlement protection where suitable. Requirements differ by state and town, so it deserves checking with 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 however run mainly as brokers, handing most responsibility to subcontractors with minimal supervision. Others have a strong in-house job management structure and long-standing trade partners. Neither model is automatically wrong, but you require to know how the task will actually be run.

For new home construction, the builder's function might include estimating, allowing coordination, website guidance, subcontractor management, budget plan tracking, schedule control, quality checks, and guarantee support. For a kitchen or bathroom remodel, the role needs to likewise include defense of existing surfaces, dust control preparation, energy shutoff coordination, day-to-day jobsite cleanup, and house owner access preparation. If a contractor speaks confidently about framing and structures but appears unclear about how your family will operate throughout a six-week kitchen remodelling, that is a sign to slow down.

An expert contractor need to be comfy supplying certificates of insurance coverage, license information, recommendations, and a clear sample contract. Doubt around these fundamentals usually tells you more than the documents themselves.

Look carefully at their portfolio, not simply the lovely photos

Most builder websites reveal completed areas [Bathroom remodel](#) in excellent lighting. That is expected. A stunning kitchen, a spa-like restroom, or a well-proportioned custom home can certainly suggest taste and workmanship. However when you are evaluating a custom home builder who also remodels, look deeper.

Ask to see jobs comparable 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 bearing wall in the way, a portfolio of new construction kitchens might not prove they can deal with the constraints. Resemblance matters. Not because every home must look the exact same, but due to the fact that intricacy leaves clues.

Pay attention to transitions. In remodels, the hardest work is typically where old satisfies new. Take a look at floor covering shifts in between rooms, casing information around existing openings, ceiling spots where walls were gotten rid of, tile edges, cabinet fillers, and how new fixtures relate to older windows or walls that might not be perfectly plumb. In new homes, study the alignment of trim, the spacing of recessed lights, outside percentages, stair details, and how mechanical grilles are incorporated. Careless work often conceals in these quieter places.

It can also assist to request for progress pictures. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is typically happy with the process, not only the last photography. For bathrooms in particular, ended up tile tells only part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many property owners ignore how much communication impacts expense, schedule, and stress. Construction includes hundreds of decisions. Some are large, such as structural modifications or cabinet designs. Others feel little until they postpone a trade, such as picking a shower specific niche location, verifying grout color, or choosing whether outlets should be inside a pantry cabinet.



An excellent contractor does not need to be available every minute. In truth, the most arranged builders frequently have set communication rhythms due to the fact that they are actively managing jobsites. What

matters is whether they react plainly, file decisions, and inform you what they require from you before it ends up being urgent.

During the interview stage, see how they explain restrictions. If you ask about getting rid of a wall, do they casually say it should be easy, or do they describe that the structure must be confirmed before pricing is last? If you ask whether a restroom can be bigger, do they speak about drain areas, floor framing, venting, and waterproofing, or do they leap straight to finishes? The way a contractor talks before a contract is signed typically forecasts how they will talk when something unexpected appears behind drywall.

For larger jobs, ask who your daily contact will be. The sales representative might not be the project manager. The owner may not be the site manager. You need to know who will be strolling the job, who will answer field concerns, and who has authority to approve changes. A refined first conference works, however the individual handling the everyday work has massive impact over the last result.

A reasonable estimate must educate you

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

Custom homes and remodels both involve allowances, selections, unknowns, and labor assumptions. The difference in between a thin price quote and a useful one can be tens of countless dollars. A one-page price for a complicated kitchen remodel might look basic, but simpleness can conceal missing out on scope. Does it consist of electrical panel upgrades if needed? Cabinet hardware? Appliance setup? Tile underlayment? Drywall repair beyond the instant workspace? Painting adjacent walls? Permit charges? Debris removal?

For new home construction, unclear allowances can be much more hazardous. A low pipes fixture allowance may be reasonable for standard fixtures but inadequate for the level of home being developed. A floor covering allowance may not reflect the square video footage, pattern, waste factor, or installation method. A builder does not need every choice settled on day one, but they ought to have the ability to discuss what is assumed and what could alter the price.

A dependable contractor will welcome scope clarity. They may not be the most affordable, and they might tell you that a wanted budget plan does not match the wanted scope. That candor is valuable. The most expensive contractor is typically not the one with the greatest 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 ought to describe the real work, not just broad classifications like "kitchen remodelling" or "restroom update."
- Allowances need to be connected to realistic products and amounts, not placeholders chosen to make the total look attractive.
- Exclusions need to be mentioned clearly so you understand what is not included.
- Change order procedures ought to discuss how included or revised work is priced and approved.
- Payment schedules ought to represent advance, deposits, or procurement turning points instead of vague dates.

That sort of price quote takes some time to produce. For complicated work, especially custom homes or large remodels, some builders charge for preconstruction services. That can be sensible when the process consists of website review, trade input, budgeting, value engineering, and coordination with designers or architects. Free quotes have their place, however a severe job often requires more than a quick walkthrough and a rough guess.

Beware of the contractor who treats remodeling like small construction

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

A contractor who primarily develops new homes might be utilized to open access. In a remodel, access is restricted. Products might need to come through ended up hallways. Floorings require protection. Dust needs to be consisted of. Family pets, children, next-door neighbors, and parking might all impact the schedule. If the home has only one complete bathroom, the contractor must prepare short-lived lodgings or stage the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interrupts every day life quicker than many people anticipate. A good remodeling contractor will talk about temporary sink alternatives, fridge place, microwave access, work hours, and the length of time cabinets, counter tops, and pipes reconnections are likely to take. They will likewise discuss 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 deal with your house like an empty jobsite. It indicates protection goes down previously demolition begins, not after the very first scratch. It indicates someone thinks about where particles will go, how tools will be secured, and how the house owner will know when water or power must be shut off.

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

The reverse issue is just as real. An experienced remodeling contractor may do outstanding kitchens and bathrooms but lack the systems needed for custom home construction. Building a home from scratch requires more comprehensive coordination: website advancement, grading, drain, foundation work, framing logistics, energy connections, energy code requirements, roofing, exterior assemblies, insulation strategy, heating and cooling design, and long-lasting schedule management.

New home construction likewise includes more cash flow planning and longer decision timelines. A delayed window package can impact framing dry-in. A late cabinet choice may not harm for months, then suddenly hold up trim, counter tops, plumbing finish, and final inspections. A builder needs systems to track these dependencies.

If your task is a custom home, ask how the contractor handles preconstruction. Do they coordinate with the architect throughout design, or just cost ended up plans? Do they examine plans for buildability? Do they generate key trades early for mechanical, structural, and site input? Do they provide spending plan updates as drawings evolve? The very best custom home builder is not just an individual who can construct what is drawn. They help make certain what is drawn can be constructed within the spending plan and website conditions.

The kitchen and bath details reveal the builder's standards

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

Cabinetry is a fine example. In a custom home, cabinets are typically developed along with architecture, window positioning, appliance specifications, and lighting plans. In a remodel, cabinets should deal with existing walls,

floors, and in some cases imperfect measurements. An excellent contractor will field-measure carefully and coordinate with the cabinet supplier before buying. They will consider fillers, device clearances, crown conditions, and how out-of-level floorings might affect installation.

Tile is another exposing category. A polished contractor will talk about substrate preparation, movement joints where required, waterproofing systems, slope in shower pans, drain positioning, and design planning. They will not treat tile as decoration used at the end. In damp areas, tile is the noticeable surface of a larger assembly. The waterproofing behind it is what secures the home.

Lighting also separates average work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. A great strategy layers task lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms need flattering vanity lighting, safe shower lighting, and fan controls that people will actually use. These options 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 establish moisture issues. A powerful variety hood that is not properly ducted can dissatisfy. In tight or energy-efficient new homes, makeup air may need consideration depending on hood capacity and local code. The contractor does not need to be the mechanical engineer, however they should understand when to bring one in.

Ask how they deal with unknowns

Every contractor eventually meets the unanticipated. The question is not whether surprises occur. The question is how the contractor determines, rates, interacts, and solves them.

In remodeling, unknowns prevail. A wall might consist of pipes that was not visible. Old circuitry may need replacement. Subfloor damage might appear after cabinets or fixtures are removed. Framing may be undersized by contemporary requirements. A previous owner might have finished unpermitted work that now needs to be remedied. These are not constantly indications of poor estimating. In some cases they are simply the truth of opening an existing structure.

In custom homes, unknowns typically come from website conditions, weather, utility coordination, material preparation, or design changes. Soil conditions might need modifications. Drainage might require more attention than anticipated. An item may be stopped after choice. An owner may understand during framing that a window height feels wrong. Experienced builders build procedures around these possibilities.

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

References ought to match the kind of project you are planning

References are useful when you ask the ideal concerns. A glowing evaluation from somebody who hired the contractor for a little powder space update may not inform you enough about how they handle a year-long custom home construct. Also, a custom home customer may not know 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 changes immediately? Was the jobsite kept reasonably tidy? Were change orders clear? Did the final cost resemble the anticipated expense once choices and owner-driven changes were thought about? How did the

contractor respond to a problem after payment? Would the client hire them once again for a different kind of project?

The last question is revealing. Numerous homeowners will endure a few bumps if the contractor is truthful, knowledgeable, and responsive. Construction is hardly ever flawless. What you want to hear is that the builder took duty, resolved concerns, and stayed expert under pressure.

If possible, ask whether you can see finished work in individual. Not every client will agree, and privacy should be appreciated. However when it is possible, strolling a completed space informs you things photos can not. Doors either align or they do not. Drawers feel strong or lightweight. Tile corners are tidy or reckless. Floors transition smoothly or awkwardly. Your house feels considered, or it feels 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 method can work well. What matters is clarity.

For a custom home, style and construction need to not reside in separate worlds. If a designer designs without expense feedback, the property owner may invest months on plans that exceed the spending plan. If a builder prices without comprehending design intent, crucial details might be streamlined or missed out on. Good cooperation keeps the project grounded.

For bathroom and kitchens, style coordination is equally important. A kitchen designer might produce an exceptional cabinet plan, however the contractor still needs to verify mechanical restrictions, structural changes, electrical requirements, and field dimensions. A bathroom designer may choose stunning tile and components, but the installer must confirm slopes, waterproofing transitions, specific niche placement, and glass measurements. The more custom the task, the more these functions overlap.

Be mindful when a contractor dismisses designers as unneeded for intricate work. Likewise be cautious when a designer dismisses construction input till late while doing so. The greatest jobs usually include respectful tension in between vision and execution. The design group pushes for appeal and function. The builder tests expediency, cost, and series. The house owner advantages when both sides listen.

Permits and evaluations are not optional details

Permitting can feel sluggish, and not every small cosmetic upgrade needs a license. But structural modifications, electrical work, plumbing changes, mechanical modifications, additions, and numerous considerable remodels often do. Regional rules differ, so presumptions are risky.

An expert general contractor must describe what licenses are needed and who will acquire them. They must likewise be comfy with assessments. If a contractor recommends avoiding licenses to save time or cash on work that clearly needs them, consider the long-lasting risk. Unpermitted work can produce problems during resale, insurance claims, appraisals, and future remodelings. More notably, assessments 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 develop records. In new home construction, assessment turning points become part of the regular procedure. In remodels, examinations may cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who plans well will include evaluations in the schedule rather than 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 doors may need change, and mechanical systems often require fine-tuning. In remodels, small issues might appear once the family starts using the space daily. A shower door sweep might require change. A drawer may rub. A dimmer might not combine well with a component. These prevail punch-list and service products, not catastrophes.

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

A reputable contractor does not promise that nothing will ever need modification. They describe what is covered, what normal maintenance looks like, and how to contact them if a concern appears. The very best contractors secure their credibility by responding promptly to genuine concerns. That responsiveness is one reason established regional builders typically make repeat organization throughout different phases of a property owner's life: a bathroom remodel one year, a kitchen remodel later on, and possibly a custom home or addition down the road.

Price, worth, and the risk of false savings

Most homeowners have a budget plan. They should. The error is treating the most affordable quote as the very best worth 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:4356694133) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](tel:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.