

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 handles bathroom and kitchen remodels adds another layer, due to the fact that the builder needs to comprehend both ground-up construction and the delicate work of improving an existing home without tearing it apart unnecessarily.

Those relate abilities, however they are not similar. New home construction is managed from the dirt upward. A builder begins with a site, strategies, engineering, energies, framing, mechanical systems, finishes, and inspections in a sequence that can be planned with affordable confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is different. It frequently begins with unpredictability behind ended up walls, homeowners enduring the work, older framing that does not match modern-day illustrations, and everyday choices about how to safeguard what is remaining while changing what is not.

The best companies can do both. They bring the planning discipline of a professional home builder and the analytical instincts of a seasoned remodeling contractor. They comprehend structure, code, budget plans, schedules, surface details, and interaction. More significantly, they understand how all of those pieces impact the homeowner's experience.

If you are comparing companies for a custom construct, a significant remodel, or a long-term relationship that might include both, the ideal concerns go well beyond cost. The goal is not simply to discover someone who states yes to everything. The objective is to discover a general contractor who can prepare for friction before it becomes expensive, 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 helpful angles. On new homes, they comprehend how decisions made early affect whatever downstream. They know why a somewhat wider mechanical chase can conserve headaches later on, why window positioning matters for cabinet designs, and why the place of plumbing walls must not be treated as an afterthought.

On remodels, they see what stops working with time. They open walls and discover small framing, bad ventilation, patched plumbing, unsealed penetrations, and tile assemblies that looked fine for 3 years before water found a course. That experience can make them a much better builder, because they are not just envisioning how a detail will look at conclusion. They have actually seen how it ages.

This is especially important in bathroom and kitchens. Those rooms carry 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 adds waterproofing, drain, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are inadequately prepared, the property owner feels it every day.

A builder with genuine remodeling experience frequently asks sharper questions. Where will the garbage pullout enter relation to the sink? Exists enough area to stand at the fridge while someone else strolls behind? Will the shower valve be obtainable without getting sprayed by cold water? Does the bath fan duct appropriately to the outside, or is it just pushing humid air into an attic? These information are not glamorous, but they separate expert work from surface-level upgrades.

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

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

Ask who will hold the agreement. Some companies market themselves as builders however operate mainly as brokers, handing most responsibility to subcontractors with restricted supervision. Others have a strong in-house project management structure and long-standing trade partners. Neither model is instantly wrong, however you need to understand how the job will actually be run.

For new home construction, the builder's function may consist of estimating, allowing coordination, site supervision, subcontractor management, budget plan tracking, schedule control, quality checks, and service warranty assistance. For a kitchen or bathroom remodel, the function needs to likewise include security of existing finishes, dust control planning, energy shutoff coordination, daily jobsite cleanup, and property owner gain access to planning. If a contractor speaks with confidence about framing and foundations however appears unclear about how your family will operate throughout a six-week kitchen remodelling, that is a sign to slow down.

A professional contractor ought to be comfortable supplying certificates of insurance coverage, license details, referrals, and a clear sample contract. Hesitation around these fundamentals generally informs you more than the files themselves.

Look closely at their portfolio, not just the lovely photos

Most builder sites show completed spaces in good lighting. That is anticipated. A gorgeous kitchen, a spa-like restroom, or a well-proportioned custom home can definitely show taste and workmanship. However when you are evaluating a custom home builder who likewise remodels, look deeper.

Ask to see projects similar in scope to yours. If you are planning a complete custom home, a gallery of powder room remodels is inadequate. 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 may not show they can deal with the restraints. Resemblance matters. Not due to the fact that every house needs to look the exact same, but because intricacy leaves clues.

Pay attention to transitions. In remodels, the hardest work is typically where old meets new. Take a look at flooring transitions in between spaces, casing information around existing openings, ceiling spots where walls were gotten rid of, tile edges, cabinet fillers, and how new components connect to older windows or walls that may not be perfectly plumb. In new homes, study the positioning of trim, the spacing of recessed lights, exterior percentages, stair details, and how mechanical grilles are incorporated. Sloppy work often conceals in these quieter places.

It can also help to request progress photos. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is usually pleased with the procedure, not just the last 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 property owners undervalue just how much communication affects expense, schedule, and stress. Construction involves hundreds of decisions. Some are large, such as structural modifications or cabinet designs. Others feel little up until they postpone a trade, such as selecting a shower niche location, validating grout color, or deciding whether outlets must be inside a kitchen cabinet.

An excellent contractor does not require to be offered every minute. In fact, the most arranged builders often have actually set communication rhythms due to the fact that they are actively managing jobsites. What matters is whether they react clearly, file decisions, and tell you what they need from you before it becomes urgent.

During the interview stage, discover how they discuss constraints. If you inquire about removing a wall, do they casually state it should be simple, or do they explain that the structure must be validated before rates is last? If you ask whether a restroom can be enlarged, do they talk about drain locations, flooring framing, venting, and waterproofing, or do they leap straight to surfaces? The method a contractor talks before a contract is signed often predicts how they will talk when something unforeseen appears behind drywall.

For bigger tasks, ask who your day-to-day contact will be. The salesperson might not be the project supervisor. The owner might not be the site manager. You would like to know who will be strolling the task, who will respond to field questions, and who has authority to authorize changes. A refined very first conference works, but the person handling the day-to-day work has massive influence over the last result.

A reasonable price quote should educate you

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



Custom homes and remodels both include allowances, selections, unknowns, and labor assumptions. The difference between a thin price quote and a beneficial one can be 10s of thousands of dollars. A one-page price for an intricate kitchen remodel might look easy, but simpleness can conceal missing out on scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Appliance setup? Tile underlayment? Drywall repair beyond the instant work area? Painting adjacent walls? Allow costs? Debris removal?

For new home construction, unclear allowances can be a lot more harmful. A low pipes component allowance may be realistic for standard fixtures but insufficient for the level of home being developed. A floor covering allowance may not show the square video, pattern, waste element, or installation technique. A builder does not require every selection finalized on the first day, but they must have the ability to describe what is presumed and what could change the price.

A dependable contractor will welcome scope clarity. They may not be the cheapest, and they might tell you that a desired spending plan does not match the preferred scope. That sincerity is valuable. The most expensive contractor is often not the one with the greatest initial quote. It is the one whose low number grows through change orders because essential items were never ever included.

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

- Scope must explain the real work, not just broad categories like "kitchen remodelling" or "restroom update."
- Allowances should be connected to practical products and quantities, not placeholders picked to make the overall appearance attractive.
- Exclusions need to be mentioned clearly so you know what is not included.
- Change order treatments need to explain how added or revised work is priced and approved.
- Payment schedules should represent progress, deposits, or procurement milestones rather than vague dates.

That sort of estimate requires time to produce. For complex work, specifically custom homes or big remodels, some builders charge for preconstruction services. That can be affordable when the process includes website review, trade input, budgeting, worth engineering, and coordination with designers or architects. Free price quotes have their place, but a severe project typically needs 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 sized than a custom home, but it is not immediately easy. In some ways, 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 complete in a compact footprint.

A contractor who primarily builds new homes may be used to open access. In a remodel, gain access to is limited. Materials may require to come through finished hallways. Floorings need security. Dust needs to be consisted of. Pets, kids, next-door neighbors, [Vision Building and Renovation Bathroom remodel](#) and parking may all impact the schedule. If the home has only one full bathroom, the contractor needs to prepare short-lived lodgings or stage the work carefully.

Kitchen remodels carry their own pressures. Losing a kitchen disrupts daily life faster than most people anticipate. A good remodeling contractor will go over short-term sink alternatives, fridge location, microwave access, work hours, and how long cabinets, countertops, and plumbing reconnections are most likely to take. They will also describe where the schedule is susceptible. Cabinets with long lead times, countertop templating, special-order tile, and appliance delays can all create gaps if not managed early.

A builder who deals with remodels well appreciates the occupied home. That indicates crews do not treat your home like an empty jobsite. It means security decreases in the past demolition starts, not after the first scratch. It indicates someone thinks of 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 gotten ready for major building

The reverse issue is simply as genuine. A skilled remodeling contractor might do outstanding bathroom and kitchens however do not have the systems needed for custom home construction. Building a home from scratch needs wider coordination: site development, grading, drainage, foundation work, framing logistics, utility connections, energy code requirements, roof, outside assemblies, insulation method, a/c style, and long-lasting schedule management.

New home construction likewise involves more cash flow planning and longer decision timelines. A postponed window package can affect framing dry-in. A late cabinet decision might not harm for months, then all of a sudden hold up trim, countertops, plumbing finish, and last examinations. A builder requires systems to track these dependencies.



If your job is a custom home, ask how the contractor deals with preconstruction. Do they collaborate with the architect during style, or only price ended up plans? Do they review prepare for buildability? Do they bring in essential trades early for mechanical, structural, and website input? Do they supply budget plan updates as drawings progress? The very best custom home builder is not merely a person who can construct what is drawn. They assist make certain what is drawn can be constructed within the budget plan and site conditions.

The kitchen and bath details expose the builder's standards

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

Cabinetry is a fine example. In a custom home, cabinets are frequently developed together with architecture, window positioning, appliance specs, and lighting strategies. In a remodel, cabinets need to work with existing walls, floorings, and in some cases imperfect dimensions. An excellent contractor will field-measure carefully and coordinate with the cabinet provider before buying. They will think of fillers, device clearances, crown conditions, and how out-of-level floorings might impact installation.

Tile is another exposing category. A sleek contractor will talk 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 applied at the end. In wet areas, tile is the visible surface of a bigger assembly. The waterproofing behind it is what safeguards the home.

Lighting likewise separates typical work from thoughtful work. A kitchen with only a grid of recessed cans can feel flat. A good plan layers task lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms need flattering vanity lighting, safe shower lighting, and fan controls that individuals will in fact utilize. These options affect comfort as much as appearance.

Ventilation should have more attention than it usually gets. A high-end bathroom remodel with poor ventilation can still establish moisture issues. A powerful range hood that is not appropriately ducted can dissatisfy. In tight or energy-efficient new homes, makeup air may need factor to consider depending on hood capability and regional code. The contractor does not require to be the mechanical engineer, however they must understand when to bring one in.

Ask how they handle unknowns

Every contractor eventually satisfies the unexpected. The question is not whether surprises happen. The question is how the contractor identifies, rates, communicates, and solves them.

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

In custom homes, unknowns often originate from website conditions, weather condition, utility coordination, product preparation, or style modifications. Soil conditions may require changes. Drainage might require more attention than anticipated. An item might be stopped after selection. An owner might understand during framing that a window height feels incorrect. 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 describes that work drops in the affected location, the condition is recorded, alternatives are priced, schedule results are

gone over, and written approval is obtained before continuing. That process safeguards both sides. It avoids homeowners from feeling assailed and avoids contractors from doing unsettled work based on assumptions.

References ought to match the type of task you are planning

References are useful when you ask the right questions. A glowing evaluation from somebody who employed the contractor for a little powder room upgrade might not tell you enough about how they handle a year-long custom home build. Likewise, a custom home customer may not know how the contractor acts when operating in an occupied home during a kitchen remodel.

Ask for referrals from similar jobs, then make the conversation useful. Did the contractor interact schedule changes quickly? Was the jobsite kept fairly tidy? Were modification orders clear? Did the final expense look like the anticipated cost when selections and owner-driven modifications were thought about? How did the contractor respond to a problem after payment? Would the customer employ them once again for a various type of project?

The last question is revealing. Many homeowners will tolerate a couple of bumps if the contractor is sincere, experienced, and responsive. Construction is rarely perfect. What you want to hear is that the builder took duty, solved issues, and remained expert under pressure.

If possible, ask whether you can see finished operate in person. Not every customer will concur, and privacy must be appreciated. However when it is possible, strolling a finished area informs you things pictures can not. Doors either line up or they do not. Drawers feel strong or lightweight. Tile corners are clean or negligent. Floorings transition smoothly or awkwardly. Your home feels thought about, or it feels like a collection of rushed decisions.

The design relationship matters

Some builders offer design-build services. Others work with independent designers, interior designers, kitchen designers, or bath designers. Either approach can work well. What matters is clarity.

For a custom home, design and construction should not live in separate worlds. If an architect styles without cost feedback, the homeowner may invest months on plans that surpass the spending plan. If a builder prices without comprehending style intent, crucial details might be streamlined or missed out on. Great partnership keeps the task grounded.

For kitchens and bathrooms, design coordination is similarly important. A kitchen designer may create an exceptional cabinet strategy, but the contractor still needs to confirm mechanical restraints, structural modifications, electrical requirements, and field dimensions. A bathroom designer may pick stunning tile and fixtures, but the installer must validate slopes, waterproofing shifts, niche positioning, and glass measurements. The more custom the task, the more these functions overlap.

Be cautious when a contractor dismisses designers as unnecessary for complicated work. Likewise be cautious when a designer dismisses construction input up until late at the same time. The greatest jobs generally include respectful tension in between vision and execution. The design group pushes for appeal and function. The builder tests feasibility, cost, and sequence. The property owner advantages when both sides listen.

Permits and inspections are not optional details

Permitting can feel slow, and not every little cosmetic upgrade needs a license. However structural modifications, electrical work, pipes changes, mechanical changes, additions, and numerous considerable remodels typically do.

Regional guidelines vary, so assumptions are risky.

A professional general contractor need to describe what permits are needed and who will get them. They ought to also be comfy with evaluations. If a contractor recommends preventing authorizations to save time or money on work that plainly needs them, think about the long-term danger. Unpermitted work can create problems throughout resale, insurance claims, appraisals, and future renovations. More importantly, examinations exist to verify safety-related work that house owners can not quickly evaluate.

Permits do not guarantee best workmanship, but they offer a baseline. They likewise create records. In new home construction, assessment turning points belong to the typical procedure. In remodels, evaluations may cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and last sign-off. A contractor who prepares 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 accustom, caulk diminishes, cabinet doors might need modification, and mechanical systems often require fine-tuning. In remodels, small concerns might appear once the family starts using the space daily. A shower door sweep may need adjustment. A drawer may rub. A dimmer may not combine well with a fixture. These are common punch-list and service products, not catastrophes.

Ask what service warranty is offered, what it covers, and how service demands are managed. New homes may have statutory guarantee requirements depending on the place, and builders might use additional composed protection. Remodel service warranties differ more extensively. The secret is to get the terms in writing.

A reputable contractor does not assure that nothing will ever require change. They discuss what is covered, what regular upkeep looks like, and how to call them if an issue appears. The best contractors safeguard their credibility by responding promptly to genuine concerns. That responsiveness is one factor established local builders often make repeat business throughout various phases of a house owner's life: a bathroom remodel one year, a kitchen remodel later, and perhaps a custom home or addition down the road.

Price, worth, and the risk of incorrect savings

Most homeowners have a budget. They should. The mistake is treating the lowest quote as the very best value without understanding what sits behind it.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPHdMREuVy6B6>

Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](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:(435)669-4133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After grabbing a bite at [Lotus of St George](#) nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.