

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 serious choice. 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 enhancing an existing home without tearing it apart unnecessarily.

Those relate skills, however they are not identical. New home construction is managed from the dirt up. A builder starts with a website, plans, engineering, utilities, framing, mechanical systems, finishes, and examinations in a series that can be planned with affordable confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is different. It frequently begins with uncertainty behind ended up walls, house owners enduring the work, older framing that does not match modern-day drawings, and day-to-day choices about how to secure what is staying while changing what is not.

The best companies can do both. They bring the planning discipline of an expert home builder and the analytical impulses of a skilled remodeling contractor. They comprehend structure, code, budget plans, schedules, finish details, and interaction. More notably, they understand how all of those pieces impact the property owner's experience.

If you are comparing companies for a custom build, a major remodel, or a long-lasting relationship that might include both, the best concerns go well beyond rate. The goal is not simply to find somebody who states yes to everything. The goal is to find a general contractor who can expect friction before it ends up being costly, discuss compromises clearly, 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 beneficial angles. On new homes, they comprehend how decisions made early impact whatever downstream. They know why a somewhat wider mechanical chase can conserve headaches later, why window placement matters for cabinet layouts, and why the location of plumbing walls need to not be dealt with as an afterthought.

On remodels, they see what fails over time. They open up walls and find undersized framing, poor ventilation, patched pipes, unsealed penetrations, and tile assemblies that looked fine for three years before water discovered a course. That experience can make them a better builder, due to the fact that they are not just picturing how a detail will take a look at conclusion. They have seen how it ages.

This is particularly valuable in bathroom and kitchens. Those spaces bring a disproportionate share of a home's expense and intricacy. A kitchen touches cabinets, home appliances, electrical loads, lighting, pipes, flooring, ventilation, and family regimens. A bathroom includes waterproofing, drain, ventilation, tile work, glass, tight clearances, and moisture control. When these areas are inadequately prepared, the homeowner feels it every day.

A builder with real remodeling experience typically asks sharper questions. Where will the trash pullout enter relation to the sink? Is there enough space 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 properly to the exterior, or is it simply pushing humid air into an attic? These details are not attractive, however they separate professional work from surface-level upgrades.

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

Before falling in love with a portfolio, confirm the essentials. A genuine general contractor needs to be correctly licensed where licensing is needed, bring general liability insurance, and have employees' compensation coverage where applicable. Requirements vary by state and town, so it is worth contacting your regional building department or contractor licensing board instead of relying just on a company's website.

Ask who will hold the contract. Some companies market themselves as builders but run mainly as brokers, handing most responsibility to subcontractors with restricted guidance. Others have a strong internal task management structure and enduring trade partners. Neither model is instantly wrong, but you need to know how the job will in fact be run.



For new home construction, the builder's function might consist of estimating, permitting coordination, site supervision, subcontractor management, spending plan tracking, schedule control, quality checks, and warranty assistance. For a kitchen or bathroom remodel, the function ought to likewise consist of security of existing surfaces, dust control preparation, utility shutoff coordination, daily jobsite cleanup, and property owner access planning. If a contractor speaks confidently about framing and foundations however seems unclear about how your household will function during a six-week kitchen renovation, that is an indication to slow down.

An expert contractor ought to be comfortable providing certificates of insurance coverage, license details, references, and a clear sample agreement. Doubt around these essentials usually informs you more than the files themselves.

Look carefully at their portfolio, not simply the pretty photos

Most builder websites 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 indicate taste and craftsmanship. But 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 preparing a full custom home, a gallery of powder space remodels is insufficient. 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 may not show they can manage the restrictions. Resemblance matters. Not because every home must look the very same, however since intricacy leaves clues.

Pay attention to transitions. In remodels, the hardest work is typically where old fulfills new. Look at flooring transitions in between spaces, casing details around existing openings, ceiling spots where walls were removed, tile edges, cabinet fillers, and how new fixtures connect to older windows or walls that may not be perfectly plumb. In new homes, study the alignment of trim, the spacing of recessed lights, exterior percentages, stair details, and how mechanical grilles are integrated. Sloppy work frequently conceals in these quieter places.



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It can likewise [small business accountant](#) assist to request for development pictures. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is normally pleased with the procedure, not just the final photography. For bathrooms in particular, 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 interaction affects cost, schedule, and stress. Construction includes numerous decisions. Some are big, such as structural modifications or cabinet layouts. Others feel small until they delay a trade, such as selecting a shower niche area, validating grout color, or deciding whether outlets ought to be inside a pantry cabinet.

A great contractor does not need to be available every minute. In fact, the most organized builders typically have actually set communication rhythms since they are actively managing jobsites. What matters is whether they react plainly, document choices, and inform you what they need from you before it becomes urgent.

During the interview phase, observe how they discuss restraints. If you ask 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 rates is last? If you ask whether a bathroom can be bigger, do they speak about drain places, flooring framing, venting, and

waterproofing, or do they jump directly to finishes? The method a contractor talks before an agreement is signed often anticipates how they will talk when something unforeseen appears behind drywall.

For larger jobs, ask who your day-to-day contact will be. The salesperson might not be the task manager. The owner may not be the website supervisor. You need to know who will be strolling the task, who will address field concerns, and who has authority to approve changes. A polished first conference is useful, however the person managing the everyday work has huge influence over the last result.

A sensible price quote must educate you

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

Custom homes and remodels both involve allowances, choices, unknowns, and labor assumptions. The distinction between a thin price quote and a helpful one can be 10s of countless dollars. A one-page price for an intricate kitchen remodel may look simple, however simpleness can conceal missing scope. Does it consist of electrical panel upgrades if needed? Cabinet hardware? Device setup? Tile underlayment? Drywall repair work beyond the immediate workspace? Painting surrounding walls? Permit fees? Debris removal?

For new home construction, unclear allowances can be a lot more harmful. A low plumbing component allowance might be sensible for standard fixtures but inadequate for the level of home being developed. A floor covering allowance might not reflect the square video, pattern, waste aspect, or installation technique. A builder does not need every selection settled on the first day, however they should be able to explain what is assumed and what could alter the price.

A reliable contractor will invite scope clarity. They might not be the most inexpensive, and they might tell you that a wanted budget plan does not match the desired scope. That candor is valuable. The most expensive contractor is frequently not the one with the highest initial quote. It is the one whose low number grows through modification orders because essential items were never ever included.

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

- Scope ought to describe the actual work, not just broad categories like "kitchen remodelling" or "restroom update."
- Allowances ought to be tied to sensible items and amounts, not placeholders selected to make the overall look attractive.
- Exclusions need to be stated plainly so you know what is not included.
- Change order procedures must discuss how added or modified work is priced and approved.
- Payment schedules must represent progress, deposits, or procurement turning points rather than vague dates.

That type of estimate takes time to produce. For complex work, especially custom homes or large remodels, some builders charge for preconstruction services. That can be sensible when the process includes site review, trade input, budgeting, value engineering, and coordination with designers or designers. Free estimates have their location, however a major project frequently requires more than a quick 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, but it is not automatically basic. In some methods, 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 contend in a compact footprint.

A contractor who primarily develops new homes may be used to open access. In a remodel, access is limited. Materials may require to come through finished hallways. Floorings need protection. Dust requires to be contained. Family pets, children, neighbors, and parking may all affect the schedule. If the home has only one full restroom, the contractor should plan temporary lodgings or phase the work carefully.

Kitchen remodels carry their own pressures. Losing a kitchen interrupts daily life much faster than the majority of people anticipate. An excellent remodeling contractor will go over short-lived sink options, refrigerator area, microwave gain access to, work hours, and for how long cabinets, countertops, and pipes reconnections are likely to take. They will likewise discuss where the schedule is vulnerable. Cabinets with long lead times, counter top templating, special-order tile, and device delays can all develop spaces if not handled early.

A builder who handles remodels well respects the occupied home. That means crews do not treat your house like an empty jobsite. It implies defense goes down before demolition starts, not after the first scratch. It suggests someone considers where particles will go, how tools will be secured, and how the homeowner 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 real. A competent remodeling contractor may do outstanding bathroom and kitchens but do not have the systems needed for custom home construction. Constructing a home from scratch requires broader coordination: site development, grading, drain, structure work, framing logistics, energy connections, energy code requirements, roofing, exterior assemblies, insulation technique, heating and cooling design, and long-term schedule management.

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

If your project is a custom home, ask how the contractor handles preconstruction. Do they coordinate with the architect throughout style, or just price completed plans? Do they examine prepare for buildability? Do they bring in key trades early for mechanical, structural, and website input? Do they provide budget updates as drawings progress? The very best custom home builder is not merely an individual who can build what is drawn. They assist make certain what is drawn can be built within the budget plan and website conditions.

The kitchen and bath details reveal the builder's standards

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

Cabinetry is a good example. In a custom home, cabinets are frequently developed alongside architecture, window placement, home appliance specs, and lighting plans. In a remodel, cabinets need to work with existing walls, floors, and often imperfect dimensions. An excellent contractor will field-measure carefully and collaborate with the cabinet provider before purchasing. They will think of fillers, home appliance clearances, crown conditions, and how out-of-level floors might affect installation.

Tile is another revealing category. A sleek contractor will talk about substrate preparation, movement joints where required, waterproofing systems, slope in shower pans, drain positioning, and layout planning. They will not treat tile as decoration used at the end. In wet areas, tile is the visible surface of a larger 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 job lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms require flattering vanity lighting, safe shower lighting, and fan controls that individuals will really use. These choices impact comfort as much as appearance.

Ventilation should have more attention than it typically gets. A high-end bathroom remodel with poor ventilation can still establish moisture problems. A powerful range hood that is not effectively 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, but they must know when to bring one in.

Ask how they manage unknowns

Every contractor ultimately fulfills the unanticipated. The concern is not whether surprises happen. The question is how the contractor identifies, costs, interacts, and fixes them.

In remodeling, unknowns are common. A wall might contain pipes that was not noticeable. Old circuitry might need replacement. Subfloor damage might appear after cabinets or components are gotten rid of. Framing might be undersized by modern-day standards. A previous owner might have finished unpermitted work that now needs to be corrected. These are not constantly indications of bad estimating. Sometimes they are simply the truth of opening an existing structure.

In custom homes, unknowns typically come from site conditions, weather, utility coordination, material lead times, or style modifications. Soil conditions may need modifications. Drainage might need more attention than expected. A product might be ceased after choice. An owner may recognize throughout framing that a window height feels incorrect. Experienced builders develop 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 affected area, the condition is documented, choices are priced, schedule results are talked about, and composed approval is obtained before proceeding. That procedure protects both sides. It prevents homeowners from feeling ambushed and avoids contractors from doing overdue work based on assumptions.

References must match the kind of project you are planning

References are useful when you ask the best concerns. A radiant evaluation from somebody who employed the contractor for a little powder space upgrade may not inform you enough about how they handle a year-long custom home construct. Likewise, a custom home client may not understand how the contractor acts when operating in an occupied home throughout a kitchen remodel.

Ask for recommendations from similar projects, then make the conversation practical. Did the contractor interact schedule modifications immediately? Was the jobsite kept fairly clean? Were change orders clear? Did the last expense resemble the expected cost once selections and owner-driven modifications were thought about? How did the contractor react to a problem after payment? Would the customer hire them once again for a various type of project?

The last question is exposing. Lots of homeowners will tolerate a few bumps if the contractor is truthful, competent, and responsive. Construction is seldom perfect. What you want to hear is that the builder took duty, resolved concerns, and remained professional under pressure.

If possible, ask whether you can see finished operate in person. Not every client will agree, and privacy ought to be respected. However when it is possible, walking a finished area tells you things images can not. Doors either align or they do not. Drawers feel solid or lightweight. Tile corners are tidy or careless. Floors shift efficiently or awkwardly. Your house 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 approach can work well. What matters is clarity.

For a custom home, style and construction should not live in different worlds. If a designer designs without expense feedback, the homeowner might invest months on strategies that go beyond the budget. If a builder rates without understanding style intent, important details may be streamlined or missed out on. Good collaboration keeps the task grounded.

For bathroom and kitchens, design coordination is similarly crucial. A kitchen designer might create an outstanding cabinet plan, however the contractor still needs to validate mechanical restrictions, structural changes, electrical requirements, and field measurements. A restroom designer may pick gorgeous tile and fixtures, but the installer needs to verify slopes, waterproofing shifts, niche positioning, and glass measurements. The more custom the task, the more these roles overlap.

Be cautious when a contractor dismisses designers as unneeded for intricate work. Likewise be cautious when a designer dismisses construction input until late while doing so. The strongest projects generally include respectful stress in between vision and execution. The design team promotes beauty and function. The builder tests expediency, cost, and sequence. The homeowner advantages when both sides listen.

Permits and examinations are not optional details

Permitting can feel slow, and not every little cosmetic upgrade requires a permit. But structural changes, electrical work, plumbing modifications, mechanical modifications, additions, and numerous significant remodels frequently do. Regional guidelines vary, so presumptions are risky.

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

Permits do not ensure ideal craftsmanship, however they supply a baseline. They likewise create records. In new home construction, examination milestones belong to the normal procedure. In remodels, examinations might cover rough framing, rough electrical, rough plumbing, insulation, waterproofing in some jurisdictions, and last sign-off. A contractor who plans well will consist of 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, materials accustom, caulk diminishes, cabinet doors might require adjustment, and mechanical systems often need fine-tuning. In remodels, little problems might appear once the family starts using the space daily. A shower door sweep might need modification. A drawer may rub. A dimmer may not combine well with a component. These are common punch-list and service products, not catastrophes.

Ask what warranty is supplied, what it covers, and how service requests are handled. New homes might have statutory guarantee requirements depending upon the location, and builders may use additional written protection. Remodel service warranties differ more extensively. The key is to get the terms in writing.

A trusted contractor does not assure that absolutely nothing will ever need modification. They explain what is covered, what typical maintenance looks like, and how to contact them if an issue appears. The best contractors secure their track record by reacting promptly to genuine issues. That responsiveness is one reason established regional builders frequently make repeat company throughout different phases of a property owner's life: a bathroom remodel one year, a kitchen remodel later on, and perhaps a custom home or addition down the road.

Price, worth, and the danger of incorrect savings

Most homeowners have a spending plan. They should. The mistake is dealing with the most affordable quote as the 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:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.