

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 major decision. Choosing one who likewise deals with kitchen and bathroom remodels includes another layer, because the builder requires to understand both ground-up construction and the delicate work of enhancing an existing home without tearing it apart unnecessarily.

Those belong skills, but they are not similar. New home construction is managed from the dirt up. A builder begins with a site, plans, engineering, utilities, framing, mechanical systems, finishes, and examinations in a sequence that can be planned with reasonable confidence. A remodel, especially a kitchen remodel or bathroom remodel, is various. It frequently starts with unpredictability behind finished walls, property owners living through the work, older framing that does not match contemporary drawings, and daily decisions about how to secure what is staying while replacing what is not.

The finest companies can do both. They bring the planning discipline of an expert home builder and the analytical instincts of an experienced remodeling contractor. They comprehend structure, code, budgets, schedules, finish details, and communication. More notably, they understand how all of those pieces affect the house owner's experience.

If you are comparing companies for a custom construct, a major remodel, or a long-term relationship that might include both, the ideal questions work out beyond price. The objective is not merely to discover somebody who says yes to everything. The objective is to discover a general contractor who can prepare for friction before it becomes costly, discuss compromises clearly, and provide work that still feels solid 10 years from now.

Why combined experience matters

A custom home builder who also remodels bathroom and kitchens sees homes from two helpful angles. On new homes, they understand how decisions made early impact whatever downstream. They know why a slightly broader mechanical chase can conserve headaches later, why window positioning matters for cabinet layouts, and why the area of plumbing walls must not be dealt with as an afterthought.

On remodels, they see what fails gradually. They open up walls and discover undersized framing, poor ventilation, covered pipes, unsealed penetrations, and tile assemblies that looked fine for 3 years before water discovered a path. That experience can make them a much better builder, because they are not simply imagining how a detail will take a look at conclusion. They have seen how it ages.

This is specifically important in bathroom and kitchens. Those rooms bring an out of proportion share of a home's cost and complexity. A kitchen touches cabinets, appliances, electrical loads, lighting, plumbing, floor covering, ventilation, and household regimens. A restroom adds waterproofing, drain, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are inadequately planned, the property owner feels it every day.

A builder with genuine remodeling experience often asks sharper concerns. Where will the garbage pullout go in relation to the sink? Exists enough area to stand at the fridge while somebody else walks behind? Will the shower valve be reachable without getting sprayed by cold water? Does the bath fan duct correctly to the outside, or is it just pressing humid air into an attic? These details are not glamorous, however 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, validate the fundamentals. A genuine general contractor needs to be effectively licensed where licensing is needed, carry general liability insurance, and have workers' payment coverage where suitable. Requirements vary by state and town, so it deserves talking to your regional 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 but run primarily as brokers, handing most obligation to subcontractors with restricted guidance. Others have a strong in-house project management structure and long-standing trade partners. Neither design is automatically wrong, but you need to understand how the job will in fact be run.

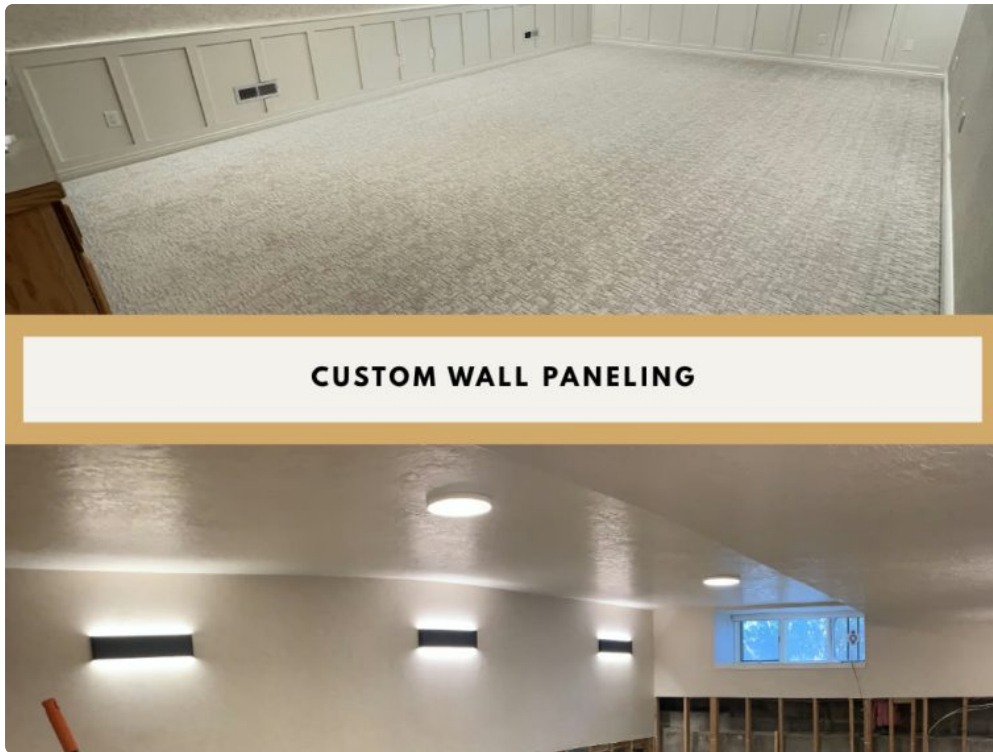
For new home construction, the builder's role might include estimating, permitting coordination, website guidance, subcontractor management, budget tracking, schedule control, quality checks, and warranty support. For a kitchen or bathroom remodel, the role needs to also include defense of existing finishes, dust control planning, energy shutoff coordination, everyday jobsite cleanup, and property owner gain access to preparation. If a contractor speaks confidently about framing and foundations however seems unclear about how your family will work throughout a six-week kitchen restoration, that is a sign to slow down.

An expert contractor must be comfortable offering certificates of insurance coverage, license info, referrals, and a clear sample agreement. Doubt around these basics generally tells you more than the documents themselves.

Look closely at their portfolio, not simply the pretty photos

Most builder websites show finished areas in excellent lighting. That is anticipated. A lovely kitchen, a spa-like bathroom, or a well-proportioned custom home can definitely indicate taste and craftsmanship. However when

you are evaluating a custom home builder who also remodels, look deeper.



Ask to see projects similar in scope to yours. If you are planning a complete 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 load-bearing wall in the method, a portfolio of new construction kitchens might not prove they can manage the restrictions. Resemblance matters. Not because every home must look the very same, but due to the fact that complexity leaves clues.

Pay attention to transitions. In remodels, the hardest work is often where old meets new. Take a 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 components connect to older windows or walls that might not be perfectly plumb. In new homes, study the alignment of trim, [General contractor](#) the spacing of recessed lights, exterior proportions, stair information, and how mechanical grilles are incorporated. Careless work frequently hides in these quieter places.

It can likewise assist to request for progress pictures. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is normally proud of the process, not just the last photography. For bathrooms in particular, finished tile tells just part of the story. The waterproofing behind it matters more.

Communication style is not a soft issue

Many house owners underestimate how much communication impacts cost, schedule, and tension. Construction involves hundreds of choices. Some are large, such as structural modifications or cabinet layouts. Others feel little until they delay a trade, such as picking a shower niche location, verifying grout color, or deciding whether outlets must be inside a pantry cabinet.

A good contractor does not need to be offered every minute. In reality, the most arranged builders typically have set communication rhythms because 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, notice how they describe restraints. If you ask about eliminating a wall, do they delicately say it should be easy, or do they discuss that the structure must be confirmed before rates is last? If you ask whether a bathroom can be enlarged, do they talk about drain areas, flooring framing, venting, and waterproofing, or do they jump directly to surfaces? The way a contractor talks before a contract is signed often anticipates how they will talk when something unforeseen appears behind drywall.

For larger tasks, ask who your daily contact will be. The salesperson might not be the job manager. The owner may not be the site manager. You want to know who will be strolling the job, who will answer field concerns, and who has authority to authorize modifications. A refined very first meeting works, but the person handling the everyday work has huge impact over the final result.

A sensible estimate should educate you

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

Custom homes and remodels both involve allowances, choices, unknowns, and labor presumptions. The distinction in between a thin estimate and a helpful one can be tens of thousands of dollars. A one-page price for an intricate kitchen remodel may look simple, but simplicity can hide missing out on scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Home appliance setup? Tile underlayment? Drywall repair beyond the immediate workspace? Painting nearby walls? Allow fees? Particles removal?

For new home construction, vague allowances can be much more hazardous. A low pipes component allowance may be realistic for basic components however insufficient for the level of home being designed. A floor covering allowance might not reflect the square footage, pattern, waste factor, or installation approach. A builder does not require every choice settled on day one, however they ought to have the ability to describe what is assumed and what might alter the price.

A reputable contractor will invite scope clarity. They might not be the least expensive, and they might tell you that a wanted spending plan does not match the desired scope. That candor is important. The most pricey contractor is frequently not the one with the highest preliminary bid. It is the one whose low number grows through change orders because crucial items were never included.

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

- Scope ought to describe the actual work, not simply broad categories like "kitchen renovation" or "bathroom update."
- Allowances should be connected to practical items and quantities, not placeholders chosen to make the overall appearance attractive.
- Exclusions should be mentioned clearly so you understand what is not included.
- Change order procedures must explain how included or modified work is priced and approved.
- Payment schedules should correspond to progress, deposits, or procurement turning points rather than vague dates.

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

Beware of the contractor who treats remodeling like small construction

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

A contractor who mainly builds new homes may be used to open gain access to. In a remodel, access is restricted. Materials may need to come through completed hallways. Floors require defense. Dust requires to be included. Family pets, children, neighbors, and parking may all impact the schedule. If the home has only one complete bathroom, the contractor needs to prepare temporary lodgings or phase the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interferes with life much faster than the majority of people anticipate. A good remodeling contractor will talk about temporary sink choices, fridge location, microwave access, work hours, and for how long cabinets, countertops, and plumbing reconnections are likely to take. They will likewise discuss where the schedule is susceptible. Cabinets with long preparations, countertop templating, special-order tile, and device hold-ups can all create gaps if not handled early.

A builder who handles remodels well respects the occupied home. That indicates teams do not treat your home like an empty jobsite. It suggests protection goes down previously demolition begins, not after the very first scratch. It indicates somebody considers where particles will go, how tools will be protected, and how the homeowner will know when water or power should be shut off.

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

The reverse issue is just as genuine. A knowledgeable remodeling contractor may do excellent kitchens and bathrooms however lack the systems required for custom home construction. Developing a home from scratch requires wider coordination: website development, grading, drain, foundation work, framing logistics, energy connections, energy code requirements, roofing, exterior assemblies, insulation technique, heating and cooling design, and long-lasting schedule management.

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

If your task is a custom home, ask how the contractor deals with preconstruction. Do they collaborate with the designer during design, or only cost completed strategies? Do they examine prepare for buildability? Do they bring in crucial trades early for mechanical, structural, and website input? Do they supply spending plan updates as drawings progress? The very best custom home builder is not simply a person who can construct what is drawn. They help make sure what is drawn can be developed within the spending plan and website conditions.

The kitchen and bath information expose the builder's standards

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

Cabinetry is a good example. In a custom home, cabinets are typically developed alongside architecture, window positioning, home appliance specifications, and lighting plans. In a remodel, cabinets need to deal with existing

walls, floors, and often imperfect measurements. A great contractor will field-measure carefully and coordinate with the cabinet supplier before buying. They will think about fillers, appliance clearances, crown conditions, and how out-of-level floors may impact installation.

Tile is another exposing category. A refined contractor will speak about substrate preparation, movement joints where required, waterproofing systems, slope in shower pans, drain positioning, and layout planning. They will not deal with tile as design used at the end. In wet locations, tile is the visible surface area of a larger assembly. The waterproofing behind it is what protects the home.

Lighting also separates typical work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. An excellent strategy layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where suitable. Bathrooms require flattering vanity lighting, safe shower lighting, and fan controls that people will really utilize. These choices affect comfort as much as appearance.

Ventilation is worthy of more attention than it usually gets. A high-end bathroom remodel with bad ventilation can still develop wetness problems. An effective variety hood that is not appropriately ducted can disappoint. In tight or energy-efficient new homes, makeup air might need factor to consider depending on hood capacity and regional code. The contractor does not need to be the mechanical engineer, but they should know when to bring one in.

Ask how they handle unknowns

Every contractor ultimately satisfies the unexpected. The concern is not whether surprises take place. The concern 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 electrical wiring might require replacement. Subfloor damage might appear after cabinets or components are eliminated. Framing might be undersized by modern standards. A previous owner might have completed unpermitted work that now has to be corrected. These are not constantly signs of bad estimating. Sometimes they are just the truth of opening an existing structure.

In custom homes, unknowns frequently come from site conditions, weather, energy coordination, product preparation, or design modifications. Soil conditions may need changes. Drainage might require more attention than expected. An item might be terminated after selection. An owner may realize throughout framing that a window height feels wrong. Experienced builders construct procedures around these possibilities.

Listen for calm specificity. A weak response sounds like, "We'll figure it out." A more powerful answer describes that work stops in the affected area, the condition is documented, options are priced, schedule results are gone over, and composed approval is gotten before proceeding. That procedure secures both sides. It prevents house owners from feeling assailed and prevents contractors from doing overdue work based on assumptions.

References should match the sort of project you are planning

References are useful when you ask the right questions. A glowing evaluation from someone who hired the contractor for a small powder space update may not inform you enough about how they handle a year-long custom home construct. Also, a custom home client may not know how the contractor acts when operating in an occupied home during a kitchen remodel.

Ask for recommendations from similar jobs, then make the conversation practical. Did the contractor communicate schedule modifications quickly? Was the jobsite kept reasonably tidy? Were modification orders clear? Did the final expense look like the expected cost when selections and owner-driven modifications were

considered? How did the contractor respond to a problem after payment? Would the client employ them again for a various type of project?

The last concern is revealing. Many property owners will endure a few bumps if the contractor is truthful, proficient, and responsive. Construction is rarely flawless. What you want to hear is that the builder took duty, solved issues, and stayed expert under pressure.

If possible, ask whether you can see completed operate in individual. Not every customer will agree, and personal privacy needs to be respected. However when it is possible, walking a completed area informs you things photos can not. Doors either line up or they do not. Drawers feel solid or lightweight. Tile corners are tidy or negligent. Floorings shift smoothly or awkwardly. Your home feels thought about, or it seems like a collection of hurried decisions.

The design relationship matters

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

For a custom home, style and construction must not live in different worlds. If a designer styles without expense feedback, the property owner might spend months on strategies that surpass the budget. If a builder costs without comprehending style intent, important information may be simplified or missed out on. Excellent partnership keeps the task grounded.

For kitchens and bathrooms, design coordination is similarly important. A kitchen designer may create an excellent cabinet plan, however the contractor still requires to confirm mechanical restrictions, structural modifications, electrical requirements, and field dimensions. A bathroom designer may select lovely tile and components, but the installer needs to verify slopes, waterproofing transitions, specific niche positioning, and glass measurements. The more custom the project, the more these roles overlap.

Be mindful when a contractor dismisses designers as unnecessary for intricate work. Likewise be cautious when a designer dismisses construction input until late at the same time. The greatest projects typically include respectful tension in between vision and execution. The style group pushes for charm and function. The builder tests expediency, expense, and sequence. The property owner advantages when both sides listen.

Permits and examinations are not optional details

Permitting can feel sluggish, and not every little cosmetic upgrade needs an authorization. But structural modifications, electrical work, plumbing alterations, mechanical modifications, additions, and many substantial remodels frequently do. Regional guidelines differ, so presumptions are risky.



A professional general contractor should explain what permits are needed and who will acquire them. They ought to likewise be comfortable with assessments. If a contractor recommends preventing authorizations to save time or cash on work that plainly needs them, consider the long-lasting danger. Unpermitted work can develop problems during resale, insurance claims, appraisals, and future restorations. More importantly, examinations exist to confirm safety-related work that property owners can not quickly evaluate.

Permits do not ensure perfect craftsmanship, but they provide a baseline. They likewise produce records. In new home construction, assessment milestones belong to the regular procedure. In remodels, evaluations might cover rough framing, rough electrical, rough plumbing, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who plans well will include evaluations 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 shrinks, cabinet doors may require adjustment, and mechanical systems sometimes require fine-tuning. In remodels, little problems might appear once the family begins using the space daily. A shower door sweep may need change. A drawer might rub. A dimmer may not pair well with a component. These are common punch-list and service items, not catastrophes.

Ask what service warranty is offered, what it covers, and how service requests are dealt with. New homes may have statutory service warranty requirements depending on the location, and builders might use additional composed protection. Remodel warranties vary more extensively. The secret is to get the terms in writing.

A reputable contractor does not assure that nothing will ever need change. They describe what is covered, what typical upkeep looks like, and how to call them if an issue appears. The very best contractors protect their reputation by reacting quickly to legitimate issues. That responsiveness is one reason established local builders often earn repeat service across various stages 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, value, and the danger of incorrect savings

Most house owners have a budget plan. They should. The error is dealing with the most affordable quote as the best value without comprehending what sits behind it.

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

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

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

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

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

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

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

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

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

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

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

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

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

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPDhMREuVy6B6>

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 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.