

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 decision. Choosing one who also manages kitchen and bathroom remodels adds another layer, due to the fact that the builder needs to comprehend both ground-up construction and the fragile work of improving an existing home without tearing it apart unnecessarily.

Those are related skills, however they are not identical. New home construction is managed from the dirt up. A builder starts with a site, strategies, engineering, utilities, framing, mechanical systems, finishes, and assessments in a sequence that can be planned with sensible confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is various. It frequently begins with uncertainty behind completed walls, house owners enduring the work, older framing that does not match contemporary illustrations, and daily choices about how to secure what is staying while changing what is not.

The best companies can do both. They bring the preparation discipline of a professional home builder and the analytical impulses of a skilled remodeling contractor. They understand structure, code, budgets, schedules, finish details, and communication. More significantly, they comprehend how all of those pieces impact the property 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 concerns work out beyond cost. The goal is not just to find someone who states yes to whatever. The goal is to find a general contractor who can expect friction before it ends up being expensive, describe compromises plainly, 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 useful angles. On new homes, they comprehend how decisions made early impact whatever downstream. They know why a slightly wider mechanical chase can save headaches later on, why window positioning matters for cabinet layouts, and why the location of pipes walls need to not be treated as an afterthought.

On remodels, they see what fails in time. They open walls and find small framing, bad ventilation, covered pipes, unsealed penetrations, and tile assemblies that looked fine for 3 years before water found a path. 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 completion. They have actually seen how it ages.

This is specifically important in bathroom and kitchens. Those rooms bring a disproportionate share of a home's expense and intricacy. A kitchen touches cabinetry, devices, electrical loads, lighting, plumbing, flooring, ventilation, and household routines. A restroom includes waterproofing, drainage, ventilation, tile work, glass, tight clearances, and wetness control. When these spaces are badly planned, the homeowner feels it every day.

A builder with genuine remodeling experience often asks sharper questions. Where will the garbage pullout enter relation to the sink? Is there 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 damp air into an attic? These information are not attractive, but they separate expert work from surface-level upgrades.

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

Before falling in love with a portfolio, validate the essentials. A legitimate general contractor should be effectively licensed where licensing is required, carry general liability insurance, and have employees' payment protection where relevant. Requirements differ by state and town, so it is worth talking to your local structure department or contractor licensing board rather than relying only on a company's website.

Ask who will hold the agreement. Some companies market themselves as builders however operate primarily 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 require to understand how the job will in fact be run.

For new home construction, the builder's role may include estimating, permitting coordination, website guidance, subcontractor management, budget tracking, schedule control, quality checks, and warranty assistance. For a kitchen or bathroom remodel, the function ought to likewise include security of existing finishes, dust control planning, energy shutoff coordination, everyday jobsite clean-up, and homeowner gain access to planning. If a contractor speaks with confidence about framing and foundations however appears unclear about how your family will operate during a six-week kitchen renovation, that is an indication to slow down.

A professional contractor should be comfy providing certificates of insurance, license info, references, and a clear sample agreement. Hesitation around these essentials usually tells you more than the documents themselves.

Look closely at their portfolio, not simply the pretty photos

Most builder websites reveal ended up spaces in great **yard installation** lighting. That is expected. A gorgeous kitchen, a spa-like restroom, 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 tasks comparable in scope to yours. If you are preparing a full custom home, a gallery of powder room remodels is not enough. If you require a kitchen remodel in a 1970s home with low ceilings and a load-bearing wall in the way, a portfolio of new construction kitchens might not prove they can handle the constraints. Similarity matters. Not due to the fact that every house needs to look the exact same, but due to the fact that intricacy leaves clues.

Pay attention to shifts. In remodels, the hardest work is often where old fulfills new. 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 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, outside proportions, stair information, and how mechanical grilles are integrated. Careless work frequently hides in these quieter places.

It can also help to ask for development images. A contractor who documents waterproofing, framing corrections, rough electrical, insulation, and mechanical work is normally pleased with the process, not just the last photography. For bathrooms in particular, finished tile informs just part of the story. The waterproofing behind it matters more.



Communication style is not a soft issue

Many house owners ignore how much communication impacts expense, schedule, and tension. Construction includes numerous choices. Some are big, such as structural modifications or cabinet designs. Others feel small until they postpone a trade, such as choosing a shower niche place, validating grout color, or deciding whether outlets ought to be inside a pantry cabinet.

An excellent contractor does not need to be available every minute. In reality, the most arranged builders often have set communication rhythms since they are actively managing jobsites. What matters is whether they react plainly, document choices, and tell you what they need from you before it ends up being urgent.

During the interview stage, discover how they discuss constraints. If you ask about eliminating a wall, do they casually state it should be easy, or do they discuss that the structure must be confirmed before pricing is last? If you ask whether a bathroom can be enlarged, do they discuss drain locations, floor framing, venting, and waterproofing, or do they leap straight to surfaces? The way a contractor talks before a contract is signed frequently predicts how they will talk when something unforeseen appears behind drywall.

For bigger jobs, ask who your daily contact will be. The salesperson might not be the job supervisor. The owner may not be the website manager. You want to know who will be walking the job, who will address field questions, and who has authority to authorize changes. A refined very first conference works, but the person managing the day-to-day work has enormous impact over the final result.

A realistic estimate should educate you

A strong quote is not simply a number. It should show how the contractor thinks.

Custom homes and remodels both involve allowances, choices, unknowns, and labor assumptions. The difference between a thin quote and a useful one can be 10s of countless dollars. A one-page rate for a complex kitchen remodel might look easy, however simpleness can conceal missing out on scope. Does it consist of electrical

panel upgrades if needed? Cabinet hardware? Device setup? Tile underlayment? Drywall repair work beyond the instant workspace? Painting nearby walls? Permit fees? Debris removal?

For new home construction, vague allowances can be much more harmful. A low pipes fixture allowance might be sensible for fundamental components however insufficient for the level of home being designed. A floor covering allowance may not reflect the square video, pattern, waste element, or installation technique. A builder does not need every selection completed on the first day, however they must be able to explain what is assumed and what could change the price.

A reputable contractor will welcome scope clarity. They might not be the most inexpensive, and they may inform you that a wanted budget does not match the preferred scope. That candor is important. The most expensive contractor is typically not the one with the greatest preliminary quote. It is the one whose low number grows through modification orders because crucial items were never included.

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

- Scope needs to explain the actual work, not just broad classifications like "kitchen restoration" or "restroom upgrade."
- Allowances need to be connected to practical products and amounts, not placeholders chosen to make the overall look attractive.
- Exclusions should be mentioned plainly so you know what is not included.
- Change order treatments should explain how added or revised work is priced and approved.
- Payment schedules should represent advance, deposits, or procurement turning points rather than vague dates.

That sort of quote takes time to produce. For complicated work, especially custom homes or large remodels, some builders charge for preconstruction services. That can be affordable when the procedure consists of site evaluation, trade input, budgeting, value engineering, and coordination with designers or designers. Free estimates have their location, however a serious task typically needs more than a quick walkthrough and a rough guess.

Beware of the contractor who deals with remodeling like little construction

A bathroom remodel may be smaller than a custom home, however it is not instantly simple. In some methods, it requires more precision per square foot. The workspace is tight. The **custom landscapes** 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, gain access to is restricted. Products may require to come through completed hallways. Floors require security. Dust needs to be contained. Pets, kids, neighbors, and parking may all affect the schedule. If the home has only one complete bathroom, the contractor should prepare short-term accommodations or phase the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interrupts every day life quicker than most people anticipate. An excellent remodeling contractor will go over short-term sink options, refrigerator place, microwave gain access to, work hours, and the length of time cabinets, countertops, and pipes reconnections are likely to take. They will likewise describe where the schedule is vulnerable. Cabinets with long preparations, counter top templating, special-order tile, and device delays can all create spaces if not managed early.

A builder who deals with remodels well appreciates the occupied home. That suggests teams do not deal with your home like an empty jobsite. It implies security decreases in the past demolition starts, not after the first scratch. It suggests somebody considers where particles will go, how tools will be protected, and how the house owner will know when water or power should be shut off.

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

The reverse problem is simply as genuine. A competent remodeling contractor may do excellent bathroom and kitchens but lack the systems needed for custom home construction. Constructing a home from scratch needs broader coordination: site advancement, grading, drainage, structure work, framing logistics, utility connections, energy code requirements, roof, outside assemblies, insulation method, HVAC style, and long-lasting schedule management.

New home construction likewise involves more cash flow preparation and longer choice timelines. A delayed window bundle can impact framing dry-in. A late cabinet choice might not harm for months, then suddenly hold up trim, counter tops, pipes finish, and last assessments. A builder needs systems to track these dependencies.

If your task is a custom home, ask how the contractor manages preconstruction. Do they collaborate with the designer during style, or only rate finished plans? Do they review plans for buildability? Do they bring in essential trades early for mechanical, structural, and site input? Do they offer budget plan updates as illustrations progress? The best custom home builder is not just an individual who can build what is drawn. They assist ensure what is drawn can be developed within the budget plan and website conditions.

The kitchen and bath details expose the builder's standards

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

Cabinetry is a good example. In a custom home, cabinets are often developed along with architecture, window positioning, appliance specifications, and lighting strategies. In a remodel, cabinets need to work with existing walls, floorings, and in some cases imperfect dimensions. A good contractor will field-measure carefully and coordinate with the cabinet supplier before purchasing. They will think about fillers, device clearances, crown conditions, and how out-of-level floorings might impact installation.

Tile is another exposing classification. A polished contractor will talk about substrate preparation, motion joints where required, waterproofing systems, slope in shower pans, drain placement, and design planning. They will not deal with tile as decoration used at the end. In wet locations, tile is the noticeable surface of a larger assembly. The ***Northern Landscape sprinkler installation*** waterproofing behind it is what secures the home.

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

Ventilation deserves more attention than it generally 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 upon 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 manage unknowns

Every contractor eventually fulfills the unexpected. The question is not whether surprises take place. The question is how the contractor identifies, rates, interacts, and resolves them.

In remodeling, unknowns are common. A wall may include plumbing that was not visible. Old electrical wiring might require replacement. Subfloor damage might appear after cabinets or fixtures are eliminated. Framing may be undersized by modern-day requirements. A previous owner may have finished unpermitted work that now has to be fixed. These are not always signs of poor estimating. In some cases they are just the reality of opening an existing structure.

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

Listen for calm uniqueness. A weak answer sounds like, "We'll figure it out." A more powerful answer explains that work stops in the affected location, the condition is recorded, alternatives are priced, schedule impacts are talked about, and composed approval is acquired before proceeding. That procedure safeguards both sides. It avoids house owners from feeling assailed and avoids contractors from doing unpaid work based on assumptions.

References need to match the type of task you are planning

References are useful when you ask the right concerns. A glowing review from someone who hired the contractor for a little powder room upgrade may not tell you enough about how they manage a year-long custom home build. Likewise, a custom home client may not know how the contractor behaves when working in an occupied home during a kitchen remodel.

Ask for recommendations from comparable jobs, then make the conversation practical. Did the contractor communicate schedule changes without delay? Was the jobsite kept fairly tidy? Were modification orders clear? Did the final cost resemble the expected cost as soon as choices and owner-driven modifications were thought about? How did the contractor react to a problem after payment? Would the client hire them again for a various type of project?

The last concern is exposing. Numerous house owners will tolerate a few bumps if the contractor is honest, skilled, and responsive. Construction is seldom perfect. What you want to hear is that the builder took responsibility, fixed issues, and stayed professional under pressure.

If possible, ask whether you can see completed work in person. Not every client will concur, and privacy needs to be respected. However when it is possible, walking a finished space tells you things photos can not. Doors either line up or they do not. Drawers feel solid or lightweight. Tile corners are tidy or careless. Floorings shift smoothly or awkwardly. Your home feels considered, 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 technique can work well. What matters is clarity.

For a custom home, design and construction need to not reside in different worlds. If a designer designs without expense feedback, the property owner might invest months on plans that go beyond the budget plan. If a builder

rates without understanding style intent, important information may be simplified or missed out on. Good partnership keeps the project grounded.

For kitchens and bathrooms, style coordination is equally important. A kitchen designer may create an outstanding cabinet plan, but the contractor still requires to validate mechanical restraints, structural changes, electrical requirements, and field measurements. A restroom designer might choose stunning tile and fixtures, however the installer needs to validate slopes, waterproofing transitions, specific niche placement, and glass measurements. The more custom the job, the more these roles overlap.

Be mindful when a contractor dismisses designers as unnecessary for complex work. Likewise be cautious when a designer dismisses construction input up until late while doing so. The strongest projects generally involve considerate tension between vision and execution. The style team promotes beauty and function. The builder tests expediency, expense, and series. The homeowner benefits when both sides listen.

Permits and assessments are not optional details

Permitting can feel slow, and not every small cosmetic update needs a permit. However structural modifications, electrical work, plumbing modifications, mechanical modifications, additions, and many considerable remodels frequently do. Regional rules differ, so presumptions are risky.

An expert general contractor need to explain what authorizations are needed and who [paver patios Northern Landscape](#) will get them. They need to also be comfortable with examinations. If a contractor recommends preventing licenses to conserve time or cash on work that clearly needs them, think about the long-term risk. Unpermitted work can produce issues throughout resale, insurance claims, appraisals, and future renovations. More notably, examinations exist to confirm safety-related work that homeowners can not easily evaluate.

Permits do not guarantee perfect craftsmanship, however they supply a standard. They likewise create records. In new home construction, inspection milestones belong to the normal process. In remodels, inspections might cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who prepares well will consist of inspections in the schedule rather than treating them as interruptions.

Warranty and service after completion

A builder's mindset after the last payment matters. Homes move, materials adjust, caulk shrinks, cabinet doors might need adjustment, and mechanical systems sometimes need fine-tuning. In remodels, small concerns may appear once the family begins utilizing the space daily. A shower door sweep might require modification. A drawer might rub. A dimmer might not match well with a fixture. These are common punch-list and service products, not catastrophes.



Ask what warranty is offered, what it covers, and how service demands are managed. New homes may have statutory guarantee requirements depending upon the location, and builders may provide extra written coverage. Remodel guarantees differ more commonly. The secret is to get the terms in writing.

A reputable contractor does not assure that nothing will ever require adjustment. They explain what is covered, what normal maintenance appears like, and how to call them if an issue appears. The very best contractors protect their reputation by reacting promptly to genuine concerns. That responsiveness is one reason developed regional builders frequently make repeat business across different phases of a property 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 threat of false savings

Most house owners have a budget plan. They should. The mistake is dealing with the most affordable bid as the 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:(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](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.