

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 currently a severe decision. Selecting one who also deals with kitchen and bathroom remodels adds another layer, since the builder requires to comprehend both ground-up construction and the delicate work of enhancing an existing home without tearing it apart unnecessarily.

Those are related skills, but they are not similar. New home construction is managed from the dirt up. A builder begins with a site, strategies, engineering, utilities, framing, mechanical systems, surfaces, and inspections in a sequence that can be prepared with affordable self-confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is various. It typically begins with uncertainty behind ended up walls, property owners enduring the work, older framing that does not match modern-day illustrations, and day-to-day choices about how to secure what is remaining while replacing what is not.

The best firms can do both. They bring the preparation discipline of an expert home builder and the analytical instincts of a seasoned remodeling contractor. They understand structure, code, budgets, schedules, surface information, and communication. 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 right concerns go well beyond cost. The objective is not just to find somebody who states yes to whatever. The goal is to discover a general contractor who can prepare for friction before it becomes expensive, discuss compromises clearly, and provide work that still feels solid 10 years from now.

Why combined experience matters

A custom home builder who likewise remodels bathroom and kitchens sees houses from two useful angles. On new homes, they comprehend how decisions made early affect whatever downstream. They know why a somewhat broader mechanical chase can conserve headaches later on, why window positioning matters for cabinet designs, and why the place of pipes walls ought to not be dealt with as an afterthought.

On remodels, they see what stops working over time. They open up walls and find small framing, poor ventilation, patched plumbing, unsealed penetrations, and tile assemblies that looked fine for 3 years before water found a path. That experience can make them a much better builder, because they are not just thinking of how a detail will look at completion. They have seen how it ages.

This is particularly valuable in bathroom and kitchens. Those rooms bring an out of proportion share of a home's expense and complexity. A kitchen touches cabinetry, appliances, electrical loads, lighting, pipes, flooring, ventilation, and family routines. A restroom includes waterproofing, drain, ventilation, tile work, glass, tight clearances, and moisture control. When these spaces are improperly prepared, the house owner feels it every day.

A builder with genuine remodeling experience typically asks sharper concerns. Where will the trash pullout go in relation to the sink? Is there enough space to stand at the fridge while another person walks behind? Will the shower valve be reachable without getting sprayed by cold water? Does the bath fan duct effectively to the exterior, or is it simply pushing damp air into an attic? These information are not attractive, however they separate professional work from surface-level upgrades.

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

Before falling for a portfolio, validate the fundamentals. A genuine general contractor should be appropriately licensed where licensing is required, bring general liability insurance, and have workers' compensation coverage where applicable. Requirements differ by state and municipality, so it is worth checking with your local building department or contractor licensing board rather than relying just on a company's website.

Ask who will hold the agreement. Some companies market themselves as builders but operate mainly as brokers, handing most obligation to subcontractors with restricted supervision. Others have a strong internal project management structure and long-standing trade partners. Neither model is immediately wrong, however you need to know how the task will really be run.

For new home construction, the builder's role might consist of estimating, allowing coordination, site supervision, subcontractor management, budget tracking, schedule control, quality checks, and service warranty support. For a kitchen or bathroom remodel, the role should likewise consist of defense of existing finishes, dust control planning, utility shutoff coordination, daily jobsite clean-up, and homeowner gain access to planning. If a contractor speaks confidently about framing and structures however seems unclear about how your family will work during a six-week kitchen remodelling, that is an indication to slow down.

A professional contractor must be comfy providing certificates of insurance, license details, referrals, and a clear sample contract. Doubt around these fundamentals usually informs you more than the files themselves.

Look closely at their portfolio, not just the lovely photos

Most builder websites show completed spaces in great lighting. That is expected. A gorgeous kitchen, a spa-like restroom, or a well-proportioned custom home can certainly show taste and craftsmanship. However when you are evaluating a custom home builder who likewise remodels, look deeper.

Ask to see tasks 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 bearing wall in the way, a portfolio of new construction kitchens might not prove they can handle the restrictions. Resemblance matters. Not due to the fact that every house needs to look the exact same, however because intricacy leaves clues.

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

It can likewise help to request development images. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is typically happy with the process, not just the last photography. For bathrooms in specific, ended up tile informs just part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many house owners ignore just how much interaction affects expense, schedule, and tension. Construction involves hundreds of choices. Some are big, such as structural modifications or cabinet layouts. Others feel small until they delay a trade, such as picking a shower niche area, confirming grout color, or deciding whether outlets should be inside a pantry cabinet.

A good contractor does not require to be readily available every minute. In truth, the most arranged builders typically have actually set interaction rhythms because they are actively handling jobsites. What matters is whether they respond plainly, document decisions, and inform you what they need from you before it becomes urgent.

During the interview phase, notice how they explain constraints. If you inquire about eliminating a wall, do they casually say it should be simple, or do they explain that the structure must be confirmed before pricing is last? If you ask whether a bathroom can be bigger, do they discuss drain locations, floor framing, venting, and waterproofing, or do they leap straight to finishes? The method a contractor talks before an agreement is signed often predicts how they will talk when something unanticipated appears behind drywall.

For bigger projects, ask who your daily contact will be. The sales representative might not be the project supervisor. The owner may not be the website supervisor. You want to know who will be walking 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 day-to-day work has enormous impact over the final result.

A realistic price quote ought to inform you

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

Custom homes and remodels both include allowances, selections, unknowns, and labor assumptions. The difference in between a thin estimate and a useful one can be tens of thousands of dollars. A one-page price for an intricate kitchen remodel may look simple, but simpleness can conceal missing scope. Does it consist of electrical panel upgrades if required? Cabinet hardware? Home appliance installation? Tile underlayment? Drywall repair beyond the immediate workspace? Painting nearby walls? Permit fees? Debris removal?

For new home construction, unclear allowances can be much more unsafe. A low plumbing component allowance may be reasonable for fundamental fixtures but inadequate for the level of home being created. A floor covering allowance may not show the square footage, pattern, waste element, or installation approach. A builder does not require every selection completed on the first day, however they ought to be able to discuss what is assumed and what could alter the price.

A reliable contractor will invite scope clearness. They may not be the least expensive, and they may inform you that a desired budget plan does not match the desired scope. That sincerity is valuable. The most costly contractor is often not the one with the greatest initial bid. It is the one whose low number grows through modification orders because essential items were never included.

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

- Scope must describe the real work, not just broad categories like "kitchen restoration" or "bathroom update."
- Allowances ought to be tied to sensible items and amounts, not placeholders selected to make the total look attractive.
- Exclusions should be specified clearly so you know what is not included.
- Change order treatments ought to discuss how added or modified work is priced and approved.
- Payment schedules must correspond to advance, deposits, or procurement milestones instead of vague dates.

That sort of quote requires time to produce. For complicated work, specifically custom homes or big remodels, some builders charge for preconstruction services. That can be reasonable when the procedure consists of website evaluation, trade input, budgeting, value engineering, and coordination with designers or designers. Free price quotes have their place, however a severe job typically requires more than a quick walkthrough and a rough guess.

Beware of the contractor who deals with remodeling like little construction

A bathroom remodel might be smaller than a custom home, however it is not automatically basic. In some ways, it demands more precision per square foot. The work area is tight. The sequencing is unforgiving. Tile design, waterproofing, plumbing depth, glass clearances, ventilation, lighting, and storage all complete in a compact footprint.

A contractor who generally builds new homes may be used to open gain access to. In a remodel, gain access to is limited. Products may need to come through finished corridors. Floors require protection. Dust requires to be included. Animals, children, neighbors, and parking may all affect the schedule. If the home has just one full restroom, the contractor should plan momentary accommodations or stage the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interferes with every day life faster than many people expect. A great remodeling contractor will talk about momentary sink alternatives, refrigerator area, microwave gain access to, work hours, and how long cabinets, countertops, and plumbing reconnections are most likely to take. They will also discuss where the schedule is vulnerable. Cabinets with long lead times, counter top templating, special-order tile, and home appliance hold-ups can all create spaces if not handled early.

A builder who manages remodels well respects the occupied home. That indicates teams do not deal with your home like an empty jobsite. It implies security goes down in the past demolition begins, not after the very first scratch. It means someone thinks about where particles will go, how tools will be protected, and how the property owner will know when water or power should builtbyvbr.com Bathroom remodel be shut off.





And beware of the remodeler who is not gotten ready for full-scale building

The reverse issue is simply as real. A competent remodeling contractor might do exceptional 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, foundation work, framing logistics, energy connections, energy code requirements, roofing, outside assemblies, insulation technique, a/c design, and long-lasting schedule management.

New home construction also includes more capital planning and longer choice timelines. A delayed window plan can affect framing dry-in. A late cabinet choice might not harm for months, then suddenly hold up trim, countertops, pipes finish, and final 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 coordinate with the designer throughout design, or only cost completed plans? Do they examine prepare for buildability? Do they generate key trades early for mechanical, structural, and website input? Do they provide spending plan updates

as illustrations progress? The very best custom home builder is not simply a person who can develop what is drawn. They assist make certain what is drawn can be constructed within the spending plan and site conditions.

The kitchen and bath information expose the builder's standards

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

Cabinetry is a good example. In a custom home, cabinets are frequently developed together with architecture, window placement, appliance specifications, and lighting strategies. In a remodel, cabinets need to work with existing walls, floorings, and often imperfect measurements. A good contractor will field-measure carefully and coordinate with the cabinet provider before purchasing. They will consider fillers, home appliance clearances, crown conditions, and how out-of-level floors might impact installation.

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

Lighting also separates average work from thoughtful work. A kitchen with only a grid of recessed cans can feel flat. An excellent strategy layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where proper. Bathrooms require lovely vanity lighting, safe shower lighting, and fan controls that people will in fact utilize. These options affect convenience as much as appearance.

Ventilation is worthy of more attention than it typically gets. A high-end bathroom remodel with poor ventilation can still develop wetness problems. An effective 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 capacity and local code. The contractor does not require to be the mechanical engineer, however they need to understand when to bring one in.

Ask how they deal with unknowns

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

In remodeling, unknowns prevail. A wall may consist of plumbing that was not noticeable. Old circuitry may need replacement. Subfloor damage might appear after cabinets or fixtures are eliminated. Framing may be undersized by modern-day standards. A previous owner may have completed unpermitted work that now needs to be fixed. These are not always signs of poor estimating. Sometimes they are merely the truth of opening an existing structure.

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



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Listen for calm uniqueness. A weak answer seems like, "We'll figure it out." A stronger response explains that work stops in the afflicted area, the condition is documented, alternatives are priced, schedule results are gone over, and written approval is acquired before proceeding. That procedure secures both sides. It avoids property owners from feeling ambushed and avoids contractors from doing overdue work based upon assumptions.

References need to match the type of project you are planning

References are useful when you ask the right concerns. A radiant review from someone who worked with the contractor for a little powder space update might not inform you enough about how they handle a year-long custom home construct. Likewise, a custom home customer may not understand 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 interact schedule modifications quickly? Was the jobsite kept reasonably clean? Were change orders clear? Did the last cost resemble the expected cost as soon as choices and owner-driven changes were thought about? How did the contractor respond to an issue after payment? Would the client employ them again for a various type of project?

The last concern is revealing. Lots of homeowners will tolerate a few bumps if the contractor is honest, proficient, and responsive. Construction is hardly ever perfect. What you wish to hear is that the builder took obligation, fixed problems, and stayed professional under pressure.

If possible, ask whether you can see completed operate in individual. Not every client will agree, and privacy should be appreciated. But when it is possible, walking a finished space informs you things pictures can not. Doors either line up or they do not. Drawers feel strong or flimsy. Tile corners are clean or careless. Floors transition efficiently or awkwardly. The house feels thought about, or it seems like a collection of rushed decisions.

The design relationship matters

Some builders provide 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 separate worlds. If an architect styles without expense feedback, the property owner might spend months on plans that exceed the budget plan. If a builder rates without comprehending style intent, crucial information may be streamlined or missed out on. Good collaboration keeps the job grounded.

For bathroom and kitchens, design coordination is equally essential. A kitchen designer might create an excellent cabinet plan, but the contractor still needs to confirm mechanical constraints, structural changes, electrical requirements, and field measurements. A restroom designer may pick lovely tile and components, but the installer must verify slopes, waterproofing shifts, niche positioning, and glass measurements. The more custom the task, the more these functions overlap.

Be careful when a contractor dismisses designers as unneeded for complicated work. Also beware when a designer dismisses construction input up until late at the same time. The strongest jobs normally include considerate tension in between vision and execution. The style team pushes for appeal and function. The builder tests feasibility, expense, and series. The property owner benefits when both sides listen.

Permits and inspections are not optional details

Permitting can feel sluggish, and not every little cosmetic upgrade needs an authorization. But structural modifications, electrical work, pipes changes, mechanical changes, additions, and many considerable remodels typically do. Local guidelines differ, so presumptions are risky.

A professional general contractor ought to discuss what permits are required and who will obtain them. They should also be comfy with examinations. If a contractor suggests preventing licenses to save time or money on work that plainly requires them, think about the long-lasting danger. Unpermitted work can produce problems during resale, insurance coverage claims, appraisals, and future remodellings. More notably, evaluations exist to confirm safety-related work that homeowners can not easily evaluate.

Permits do not guarantee best workmanship, however they supply a standard. They also create records. In new home construction, assessment milestones belong to the typical process. In remodels, assessments might cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and last sign-off. A contractor who plans well will consist of examinations 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 diminishes, cabinet doors might need modification, and mechanical systems often require fine-tuning. In remodels, little concerns may appear once the household starts using the area daily. A shower door sweep may need modification. A

drawer might rub. A dimmer may not pair well with a component. These prevail punch-list and service products, not catastrophes.

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

A trustworthy contractor does not promise that absolutely nothing will ever require change. They describe what is covered, what normal upkeep appears like, and how to call them if an issue appears. The best contractors protect their track record by responding quickly to genuine issues. That responsiveness is one factor developed local builders typically make repeat company throughout different stages of a homeowner's life: a bathroom remodel one year, a kitchen remodel later on, and possibly a custom home or addition down the road.

Price, worth, and the risk of false savings

Most house owners have a budget. They should. The error is treating the most affordable quote as the best worth 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: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 a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.