

Business Name: Vision Building and Renovation

Address: St. George, UT

Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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St. George, UT

Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Choosing a custom home builder is already a severe choice. Choosing one who also manages bathroom and kitchen remodels adds another layer, because the builder requires to comprehend both ground-up construction and the fragile work of enhancing an existing home without tearing it apart unnecessarily.

Those are related abilities, but they are not identical. New home construction is controlled from the dirt up. A builder starts with a website, strategies, engineering, energies, framing, mechanical systems, finishes, and assessments in a sequence that can be prepared with affordable confidence. A remodel, specifically a kitchen remodel or bathroom remodel, is different. It typically starts with uncertainty behind finished walls, homeowners living through the work, older framing that does not match modern-day drawings, and everyday choices about how to protect what is remaining while replacing what is not.

The best firms can do both. They bring the preparation discipline of a professional home builder and the problem-solving impulses of an experienced remodeling contractor. They understand structure, code, spending plans, schedules, surface details, and communication. More significantly, they understand how all of those pieces affect the house owner's experience.

If you are comparing companies for a custom develop, a major remodel, or a long-lasting relationship that might consist of both, the best concerns work out beyond price. The goal is not merely to find somebody who says yes to whatever. The objective is to find a general contractor who can prepare for friction before it ends up being expensive, discuss compromises plainly, and deliver work that still feels strong ten years from now.

Why combined experience matters

A custom home builder who likewise remodels kitchens and bathrooms sees houses from two useful angles. On new homes, they comprehend how decisions made early impact whatever downstream. They understand why a slightly wider mechanical chase can save headaches later, why window positioning matters for cabinet designs, and why the place of pipes walls must not be dealt with as an afterthought.

On remodels, they see what stops working over time. They open up walls and discover small framing, bad ventilation, patched 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, because they are not simply thinking of how a detail will take a look at completion. They have seen how it ages.

This is particularly important in bathroom and kitchens. Those spaces bring an out of proportion share of a home's cost and complexity. A kitchen touches cabinets, devices, electrical loads, lighting, pipes, flooring, ventilation, and household regimens. A bathroom includes waterproofing, drainage, ventilation, tile work, glass, tight clearances, and moisture control. When these areas are improperly prepared, the house owner feels it every day.

A builder with real remodeling experience typically asks sharper questions. Where will the garbage pullout enter relation to the sink? Exists 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 correctly to the exterior, or is it just pressing damp 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 in fact play

Before falling in love with a portfolio, validate the basics. A legitimate general contractor must be correctly licensed where licensing is needed, carry general liability insurance, and have workers' settlement coverage where suitable. Requirements vary by state and municipality, so it deserves consulting your regional building department or contractor licensing board instead of relying just on a company's website.

Ask who will hold the agreement. Some companies market themselves as builders but operate generally as brokers, handing most responsibility to subcontractors with restricted guidance. Others have a strong in-house project management structure and enduring trade partners. Neither model is automatically incorrect, however you require to understand how the task will in fact be run.

For new home construction, the builder's function may consist of estimating, allowing coordination, website supervision, subcontractor management, budget tracking, schedule control, quality checks, and guarantee support. For a kitchen or bathroom remodel, the role ought to also include protection of existing finishes, dust control preparation, energy shutoff coordination, daily jobsite cleanup, and homeowner access planning. If a contractor speaks with confidence about framing and foundations but seems vague about how your family will function during a six-week kitchen restoration, that is a sign to slow down.

A professional contractor should be comfy supplying certificates of insurance, license details, referrals, and a clear sample contract. Hesitation around these basics normally informs you more than the files themselves.

Look carefully at their portfolio, not simply the beautiful photos

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

assessing a custom home builder who likewise remodels, look deeper.

Ask to see tasks similar in scope to yours. If you are preparing a complete custom home, a gallery of powder room remodels is inadequate. If you need a kitchen remodel in a 1970s home with low ceilings and a bearing wall in the method, a portfolio of new construction kitchens may not show they can handle the restraints. Resemblance matters. Not since every home must look the same, but due to the fact that complexity leaves clues.

Pay attention to shifts. In remodels, the hardest work is often where old meets new. Take a look at flooring shifts in between rooms, casing information 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, outside percentages, stair information, and how mechanical grilles are incorporated. Sloppy work typically conceals in these quieter places.

It can also assist to ask for progress images. A contractor who records waterproofing, framing corrections, rough electrical, insulation, and mechanical work is typically pleased with the process, not only the final photography. For bathrooms in specific, completed tile tells only part of the story. The waterproofing behind it matters more.

Communication style is not a soft issue

Many homeowners underestimate how much interaction impacts expense, schedule, and stress. Construction involves numerous choices. Some are big, such as structural modifications or cabinet designs. Others feel little until they postpone a trade, such as picking a shower specific niche area, verifying grout color, or deciding whether outlets ought to be inside a pantry cabinet.

A great contractor does not need to be readily available every minute. In fact, the most arranged builders often have set interaction rhythms since they are actively managing jobsites. What matters is whether they respond plainly, document choices, and inform you what they require from you before it ends up being urgent.

During the interview phase, discover how they discuss constraints. If you inquire about removing a wall, do they delicately state it should be simple, or do they describe that the structure must be validated before rates is last? If you ask whether a restroom can be enlarged, do they talk about drain areas, floor framing, venting, and waterproofing, or do they jump directly to surfaces? The method a contractor talks before a contract is signed typically predicts how they will talk when something unexpected appears behind drywall.

For larger tasks, ask who your daily contact will be. The sales representative might not be the job manager. The owner may not be the website manager. You want to know who will be strolling the task, who will address field concerns, and who has authority to approve modifications. A sleek very first conference works, however the individual managing the everyday work has massive impact over the last result.

A reasonable price quote must inform you

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

Custom homes and remodels both involve allowances, selections, unknowns, and labor assumptions. The distinction in between a thin estimate and a useful one can be 10s of countless dollars. A one-page price for a complicated kitchen remodel may look simple, however simplicity can conceal missing out on scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Home appliance installation? Tile underlayment? Drywall repair beyond the instant workspace? Painting surrounding walls? Permit costs? Particles removal?

For new home construction, unclear allowances can be a lot more harmful. A low plumbing component allowance might be sensible for basic fixtures but inadequate for the level of home being developed. A flooring allowance

may not show the square video, pattern, waste factor, or setup approach. A builder does not require every selection completed on day one, but they must be able to explain what is assumed and what could alter the price.

A reputable contractor will welcome scope clearness. They might not be the most inexpensive, and they may tell you that a preferred budget does not match the wanted scope. That candor is important. The most pricey contractor is frequently not the one with the greatest initial bid. It is the one whose low number grows through change orders because essential items were never ever included.

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

- Scope must explain the actual work, not just broad classifications like "kitchen remodelling" or "restroom update."
- Allowances need to be connected to practical items and amounts, not placeholders selected to make the total appearance attractive.
- Exclusions need to be stated clearly so you understand what is not included.
- Change order procedures must discuss how added or modified work is priced and approved.
- Payment schedules ought to represent progress, deposits, or procurement milestones rather than vague dates.

That type of price quote takes time to produce. For intricate work, particularly custom homes or big remodels, some builders charge for preconstruction services. That can be sensible when the procedure includes website review, trade input, budgeting, worth engineering, and coordination with designers or architects. Free quotes have their location, however a serious project typically requires more than a quick walkthrough and a rough guess.

Beware of the contractor who treats remodeling like little construction

A bathroom remodel might be smaller sized than a custom home, however it is not immediately basic. In some methods, it requires 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 compete in a compact footprint.

A contractor who primarily develops new homes might be used to open access. In a remodel, gain ***builtbyvbr.com New home construction*** access to is limited. Products may require to come through ended up hallways. Floorings require defense. Dust requires to be contained. Animals, children, next-door neighbors, and parking may all impact the schedule. If the home has just one full bathroom, the contractor must prepare short-term lodgings or stage the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interrupts daily life much faster than many people anticipate. A good remodeling contractor will go over short-lived sink alternatives, refrigerator place, microwave gain access to, work hours, and for how long cabinets, counter tops, and plumbing reconnections are likely to take. They will also discuss where the schedule is vulnerable. Cabinets with long preparations, counter top templating, special-order tile, and home appliance delays can all produce spaces if not handled early.

A builder who deals with remodels well appreciates the occupied home. That [Bathroom remodel Vision Building and Renovation](#) indicates crews do not deal with your home like an empty jobsite. It means protection decreases in the past demolition starts, not after the first scratch. It suggests someone considers where particles will go, how tools will be protected, and how the property owner will understand when water or power need to be shut off.

And beware of the remodeler who is not prepared for full-blown building

The reverse problem is simply as genuine. A competent remodeling contractor might do excellent bathroom and kitchens but lack the systems needed for custom home construction. Developing a home from scratch requires broader coordination: website advancement, grading, drainage, foundation work, framing logistics, utility connections, energy code requirements, roof, outside assemblies, insulation strategy, a/c style, and long-term schedule management.

New home construction likewise involves more cash flow planning and longer choice timelines. A postponed window package can impact framing dry-in. A late cabinet decision may not harm for months, then unexpectedly hold [General contractor](#) 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 handles preconstruction. Do they collaborate with the designer throughout style, or just price completed plans? Do they examine plans for buildability? Do they generate key trades early for mechanical, structural, and site input? Do they offer budget plan updates as drawings progress? The very best custom home builder is not just a person 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 reveal the builder's standards

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

Cabinetry is a fine example. In a custom home, cabinets are frequently developed together with architecture, window positioning, device requirements, and lighting plans. In a remodel, cabinets must deal with existing walls, floorings, and in some cases imperfect dimensions. A good contractor will field-measure thoroughly and coordinate with the cabinet provider before buying. They will think about fillers, home appliance clearances, crown conditions, and how out-of-level floorings might affect installation.

Tile is another revealing category. A sleek contractor will speak about substrate preparation, motion joints where needed, waterproofing systems, slope in shower pans, drain placement, and design preparation. They will not treat tile as decor applied at the end. In wet areas, tile is the visible surface of a larger assembly. The waterproofing behind it is what protects the home.

Lighting likewise separates average work from thoughtful work. A kitchen with just 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 convenience as much as appearance.

Ventilation is worthy of more attention than it usually gets. A high-end bathroom remodel with bad ventilation can still establish wetness issues. A powerful variety hood that is not appropriately ducted can dissatisfy. In tight or energy-efficient new homes, makeup air may need consideration depending on hood capability and local code. The contractor does not require to be the mechanical engineer, however they must know when to bring one in.

Ask how they deal with unknowns

Every contractor ultimately fulfills the unanticipated. The concern is not whether surprises occur. The question is how the contractor determines, rates, interacts, and solves them.

In remodeling, unknowns prevail. A wall might contain plumbing that was not noticeable. Old circuitry might require replacement. Subfloor damage might appear after cabinets or fixtures are removed. Framing might be undersized by modern standards. A previous owner may have completed unpermitted work that now has to be corrected. These are not constantly indications of poor estimating. Sometimes they are merely the reality of opening an existing structure.

In custom homes, unknowns often come from website conditions, weather condition, energy coordination, product preparation, or design modifications. Soil conditions may need modifications. Drain may require more attention than expected. An item might be stopped after choice. An owner might 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 stronger response describes that work stops in the afflicted location, the condition is recorded, options are priced, schedule impacts are gone over, and composed approval is acquired before continuing. That procedure secures both sides. It avoids house owners from feeling ambushed and prevents contractors from doing unpaid work based upon assumptions.

References ought to match the sort of task you are planning

References are useful when you ask the right questions. A glowing evaluation from somebody who worked with the contractor for a little powder room upgrade may not tell you enough about how they handle a year-long custom home construct. Similarly, a custom home client might not understand how the contractor behaves when operating in an occupied home throughout a kitchen remodel.

Ask for referrals from comparable jobs, then make the conversation useful. Did the contractor communicate schedule modifications immediately? Was the jobsite kept fairly tidy? Were modification orders clear? Did the final expense look like the anticipated cost when selections and owner-driven changes were considered? How did the contractor react to a problem after payment? Would the client employ them once again for a different kind of project?



The last question is exposing. Many homeowners will endure a couple of bumps if the contractor is honest, skilled, and responsive. Construction is seldom perfect. What you want to hear is that the builder took duty, fixed problems, and stayed professional under pressure.

If possible, ask whether you can see completed operate in individual. Not every customer will agree, and privacy must be appreciated. However when it is possible, walking a completed area informs you things images can not. Doors either line up or they do not. Drawers feel strong or lightweight. Tile corners are clean or reckless. Floors transition efficiently or awkwardly. Your home feels thought about, or it seems like a collection of hurried decisions.

The style relationship matters

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

For a custom home, design and construction must not reside in different worlds. If a designer designs without expense feedback, the house owner may invest months on strategies that go beyond the budget plan. If a builder prices without comprehending style intent, crucial information might be streamlined or missed. Good cooperation keeps the task grounded.

For bathroom and kitchens, design coordination is similarly essential. A kitchen designer might create an outstanding cabinet strategy, however the contractor still needs to validate mechanical constraints, structural modifications, electrical requirements, and field measurements. A bathroom designer may select gorgeous tile and components, but the installer must verify slopes, waterproofing shifts, niche positioning, and glass measurements. The more custom the job, the more these roles overlap.

Be careful when a contractor dismisses designers as unnecessary for intricate work. Also beware when a designer dismisses construction input till late at the same time. The greatest tasks typically include respectful stress in between vision and execution. The style team promotes beauty and function. The builder tests expediency, cost, and series. The property owner advantages when both sides listen.

Permits and assessments are not optional details

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

A professional general contractor need to explain what permits are needed and who will obtain them. They need to also be comfy with evaluations. If a contractor recommends avoiding licenses to save time or money on work that plainly requires them, think about the long-lasting danger. Unpermitted work can produce problems throughout resale, insurance claims, appraisals, and future remodellings. More notably, evaluations exist to validate safety-related work that homeowners can not easily evaluate.

Permits do not guarantee perfect workmanship, however they supply a standard. They also develop records. In new home construction, inspection milestones belong to the typical process. In remodels, assessments might cover rough framing, rough electrical, rough pipes, insulation, waterproofing in some jurisdictions, and final sign-off. A contractor who prepares well will include 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 shrinks, cabinet doors may need adjustment, and mechanical systems sometimes require fine-tuning. In remodels, little problems might appear once the family begins utilizing the area daily. A shower door sweep might require modification. A drawer

might rub. A dimmer might not combine well with a fixture. These are common punch-list and service products, not catastrophes.

Ask what service warranty is offered, what it covers, and how service demands are dealt with. New homes might have statutory guarantee requirements depending upon the location, and builders may use extra written protection. Remodel warranties differ more widely. The secret is to get the terms in writing.

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A dependable contractor does not guarantee that absolutely nothing will ever need change. They describe what is covered, what normal maintenance looks like, and how to call them if an issue appears. The best contractors safeguard their reputation by reacting quickly to genuine concerns. That responsiveness is one factor established local builders typically earn repeat organization across different phases of a house owner's life: a bathroom remodel one year, a kitchen remodel later, and possibly a custom home or addition down the road.

Price, value, and the threat of false savings

Most homeowners have a spending plan. They should. The error is treating the lowest bid as the very 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/m7piVPdMREuVy6B6>

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](tel:4356694133), 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.