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

Those relate skills, but they are not identical. New home construction is managed from the dirt up. A builder begins with a site, strategies, engineering, energies, framing, mechanical systems, surfaces, and examinations in a series that can be planned with sensible self-confidence. A remodel, particularly a kitchen remodel or bathroom remodel, is various. It frequently begins with uncertainty behind completed walls, homeowners enduring the work, older framing that does not match modern illustrations, and everyday decisions about how to secure what is remaining while changing what is not.

The finest firms can do both. They bring the planning discipline of a professional home builder and the analytical impulses of a skilled remodeling contractor. They comprehend structure, code, spending plans, schedules, surface details, and communication. More significantly, they comprehend how all of those pieces affect the property owner's experience.

If you are comparing companies for a custom develop, a significant remodel, or a long-term relationship that might include both, the right questions work out beyond cost. The goal is not merely to find someone who states yes to everything. The goal is to find a general contractor who can prepare for friction before it ends up being pricey, describe trade-offs clearly, Bathroom remodel and deliver work that still feels solid 10 years from now.

Why combined experience matters

A custom home builder who also remodels kitchens and bathrooms sees homes from two beneficial angles. On new homes, they comprehend how decisions made early affect everything downstream. They understand why a somewhat broader mechanical chase can save headaches later, why window placement matters for cabinet layouts, and why the area of plumbing walls must not be dealt with as an afterthought.

On remodels, they see what stops working gradually. They open up walls and find undersized framing, bad ventilation, patched pipes, unsealed penetrations, and tile assemblies that looked fine for three years before water discovered a course. That experience can make them a much better builder, since they are not simply envisioning how a detail will take a look at completion. They have seen how it ages.



This is particularly valuable in bathroom and kitchens. Those spaces carry a disproportionate share of a home's cost and intricacy. A kitchen touches cabinetry, appliances, electrical loads, lighting, pipes, floor covering, ventilation, and family routines. A restroom includes waterproofing, drainage, ventilation, tile work, glass, tight clearances, and moisture control. When these spaces are inadequately prepared, the property owner feels it every day.

A builder with genuine remodeling experience often asks sharper concerns. Where will the trash pullout go in relation to the sink? Exists enough area to stand at the refrigerator while another person strolls behind? Will the shower valve be reachable without getting sprayed by cold water? Does the bath fan duct appropriately to the exterior, or is it just pressing humid air into an attic? These information are not glamorous, but they separate expert work from surface-level upgrades.

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

Before falling for a portfolio, verify the fundamentals. A legitimate general contractor needs to be correctly licensed where licensing is needed, bring general liability insurance coverage, and have workers' settlement coverage where appropriate. Requirements differ by state and municipality, so it is worth checking with your regional structure department or contractor licensing board instead of relying only on a company's website.

Ask who will hold the contract. Some companies market themselves as builders but run primarily as brokers, handing most obligation to subcontractors with minimal guidance. Others have a strong in-house job management structure and enduring trade partners. Neither model is automatically incorrect, however you need to understand how the task will really be run.

For new home construction, the builder's function may consist of estimating, permitting coordination, site supervision, subcontractor management, budget plan tracking, schedule control, quality checks, and warranty assistance. For a kitchen or bathroom remodel, the role needs to likewise include defense of existing finishes, dust control planning, energy shutoff coordination, everyday jobsite cleanup, and homeowner gain access to preparation. If a contractor speaks with confidence about framing and foundations however seems unclear about how your household will function throughout a six-week kitchen renovation, that is an indication to slow down.

An expert contractor should be comfy providing certificates of insurance, license info, references, and a clear sample contract. Doubt around these essentials usually informs you more than the files themselves.

Look carefully at their portfolio, not just the beautiful photos

Most builder sites show finished areas in excellent lighting. That is expected. A beautiful kitchen, a spa-like bathroom, or a well-proportioned custom home can certainly suggest taste and workmanship. 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 full custom home, a gallery of powder room remodels is inadequate. 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 show they can deal with the restrictions. Resemblance matters. Not because every house needs to look the very same, however because intricacy leaves clues.

Pay attention to transitions. In remodels, the hardest work is often where old fulfills new. Take a look at floor covering shifts between spaces, casing information around existing openings, ceiling spots where walls were eliminated, tile edges, cabinet fillers, and how new components connect to older windows or walls that may not be completely plumb. In new homes, study the positioning of trim, the spacing of recessed lights, exterior percentages, stair details, and how mechanical grilles are incorporated. Careless work often conceals in these quieter places.

It can also help to request progress images. A contractor who documents waterproofing, framing corrections, rough electrical, insulation, and mechanical work is typically pleased with the procedure, not just the final

photography. For bathrooms in particular, finished tile tells only part of the story. The waterproofing behind it matters more.

Communication design is not a soft issue

Many homeowners underestimate how much interaction affects cost, schedule, and tension. Construction includes numerous choices. Some are big, such as structural modifications or cabinet designs. Others feel little until they postpone a trade, such as choosing a shower niche place, confirming grout color, or choosing whether outlets need to be inside a pantry cabinet.

A good contractor does not need to be readily available every minute. In reality, the most organized builders typically have set interaction rhythms since they are actively handling jobsites. What matters is whether they respond plainly, file choices, and tell you what they need from you before it becomes urgent.

During the interview stage, notice how they discuss restrictions. If you ask about eliminating a wall, do they delicately say it should be easy, or do they explain that the structure must be validated before rates is final? If you ask whether a restroom can be enlarged, do they talk about drain places, floor framing, venting, and waterproofing, or do they leap straight to surfaces? The method a contractor talks before a contract is signed typically forecasts how they will talk when something unforeseen appears behind drywall.

For larger jobs, ask who your day-to-day contact will be. The salesperson may not be the job supervisor. The owner might not be the website supervisor. You wish to know who will be walking the job, who will address field concerns, and who has authority to authorize changes. A polished first conference is useful, however the person managing the daily work has enormous influence over the final result.

A realistic estimate need to inform you

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

Custom homes and remodels both involve allowances, selections, unknowns, and labor assumptions. The difference in between a thin quote and a beneficial one can be 10s of thousands of dollars. A one-page price for a complicated kitchen remodel may look basic, but simpleness can conceal missing out on scope. Does it include electrical panel upgrades if needed? Cabinet hardware? Home appliance installation? Tile underlayment? Drywall repair work beyond the immediate workspace? Painting nearby walls? Permit charges? Debris removal?

For new home construction, unclear allowances can be even more unsafe. A low pipes component allowance may be realistic for fundamental components but insufficient for the level of home being designed. A flooring allowance may not show the square video footage, pattern, waste element, or installation technique. A builder does not need every selection completed on the first day, however they must have the ability to discuss what is presumed and what might change the price.

A dependable contractor will invite scope clearness. They might not be the cheapest, and they may tell you that a desired spending plan does not match the desired scope. That candor is valuable. The most pricey contractor is often not the one with the greatest initial quote. It is the one whose low number grows through change orders because crucial products were never ever included.

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

- Scope must explain the real work, not just broad classifications like "kitchen remodelling" or "bathroom upgrade."

- Allowances need to be connected to practical items and quantities, not placeholders chosen to make the overall appearance attractive.
- Exclusions must be stated plainly so you know what is not included.
- Change order procedures need to discuss how added or revised work is priced and approved.
- Payment schedules must represent advance, deposits, or procurement milestones instead of vague dates.

That sort of quote takes some time to produce. For complex work, especially custom homes or big remodels, some builders charge for preconstruction services. That can be sensible when the procedure consists of website review, trade input, budgeting, value engineering, and coordination with designers or designers. Free estimates have their location, however a severe job 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 automatically simple. 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 contend in a compact footprint.

A contractor who mainly develops new homes may be utilized to open access. In a remodel, access is limited. Products may require to come through finished corridors. Floorings need defense. Dust needs to be consisted of. Family pets, kids, neighbors, and parking might all impact the schedule. If the home has just one full restroom, the contractor must prepare temporary lodgings or phase the work carefully.

Kitchen remodels bring their own pressures. Losing a kitchen interrupts daily life quicker than most people anticipate. An excellent remodeling contractor will discuss short-term sink choices, fridge place, microwave access, work hours, and for how long cabinets, countertops, and pipes reconnections are most likely to take. They will likewise explain where the schedule is vulnerable. Cabinets with long lead times, counter top templating, special-order tile, and home appliance hold-ups can all produce gaps if not handled early.

A builder who manages remodels well respects the occupied home. That implies teams do not deal with the house like an empty jobsite. It indicates defense decreases previously demolition starts, not after the very first scratch. It means somebody thinks about where debris will go, how tools will be protected, and how the homeowner will know when water or power need to be shut off.

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

The reverse issue is just as real. A skilled remodeling contractor might do exceptional kitchens and bathrooms but do not have the systems required for custom home construction. Constructing a home from scratch requires more comprehensive coordination: website advancement, grading, drainage, foundation work, framing logistics, utility connections, energy code requirements, roof, outside assemblies, insulation strategy, heating and cooling style, and long-term schedule management.

New home construction also includes more cash flow planning and longer choice timelines. A delayed window bundle can impact framing dry-in. A late cabinet decision might not harm for months, then all of a sudden hold up trim, countertops, pipes finish, and last evaluations. A builder needs systems to track these dependencies.

If your job is a custom home, ask how the contractor handles preconstruction. Do they coordinate with the designer throughout design, or only price finished strategies? Do they examine prepare for buildability? Do they

generate key trades early for mechanical, structural, and website input? Do they offer spending plan updates as illustrations progress? The best custom home builder is not just a person who can develop what is drawn. They assist make sure what is drawn can be built within the budget plan and site conditions.

The kitchen and bath details expose the builder's standards

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

Cabinetry is a good example. In a custom home, cabinets are typically created alongside architecture, window positioning, home appliance specs, and lighting plans. In a remodel, cabinets need to work with existing walls, floors, and sometimes imperfect dimensions. A good contractor will field-measure carefully and collaborate with the cabinet supplier before buying. They will consider fillers, device clearances, crown conditions, and how out-of-level floorings may affect installation.

Tile is another exposing classification. A refined contractor will discuss substrate preparation, movement joints where needed, waterproofing systems, slope in shower pans, drain placement, and layout planning. They will not treat tile as decoration applied at the end. In damp locations, tile is the noticeable surface area of a bigger assembly. The waterproofing behind it is what safeguards the home.



Lighting likewise separates average work from thoughtful work. A kitchen with just a grid of recessed cans can feel flat. A great plan layers job lighting, ambient lighting, accent lighting, and undercabinet lighting where suitable. Bathrooms need lovely vanity lighting, safe shower lighting, and fan controls that individuals will in fact utilize. These choices affect comfort as much as appearance.

Ventilation should have more attention than it normally gets. A high-end bathroom remodel with bad ventilation can still establish moisture issues. A powerful range hood that is not correctly ducted can disappoint. In tight or energy-efficient new homes, makeup air may require consideration depending upon hood capability and regional code. The contractor does not need to be the mechanical engineer, however they must understand when to bring one in.

Ask how they manage unknowns

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

In remodeling, unknowns are common. A wall may include pipes that was not visible. Old electrical wiring may require replacement. Subfloor damage may appear after cabinets or components are removed. Framing may be

undersized by modern-day standards. A previous owner might have completed unpermitted work that now needs to be fixed. These are not constantly indications of poor estimating. Often they are simply the truth of opening an existing structure.

In custom homes, unknowns frequently come from website conditions, weather, utility coordination, material preparation, or design changes. Soil conditions might require modifications. Drain might require more attention than anticipated. An item may be terminated after selection. An owner might realize throughout framing that a window height feels incorrect. Experienced builders build processes around these possibilities.

Listen for calm specificity. A weak answer seems like, "We'll figure it out." A more powerful response describes that work drops in the affected area, the condition is documented, options are priced, schedule effects are gone over, and written approval is gotten before proceeding. That process secures both sides. It avoids homeowners from feeling ambushed and prevents contractors from doing unpaid work based upon assumptions.

References need to match the kind of project you are planning

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



Ask for references from similar jobs, then make the conversation useful. Did the contractor communicate schedule modifications immediately? Was the jobsite kept fairly tidy? Were change orders clear? Did the final expense resemble the anticipated expense 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. Lots of house owners will tolerate a few bumps if the contractor is sincere, competent, and responsive. Construction is hardly ever perfect. What you wish to hear is that the builder took duty, resolved concerns, and stayed expert under pressure.

If possible, ask whether you can see finished operate in individual. Not every client will agree, and personal privacy should be appreciated. But when it is possible, walking a finished space informs you things photos can not. Doors either line up or they do not. Drawers feel strong or flimsy. Tile corners are tidy or negligent. Floors shift smoothly or awkwardly. Your house feels thought about, or it feels like a collection of rushed decisions.

The style relationship matters

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

For a custom home, design and construction should not live in separate worlds. If a designer styles without expense feedback, the house owner may spend months on plans that surpass the spending plan. If a builder prices without understanding design intent, crucial details may be simplified or missed out on. Great collaboration keeps the task grounded.

For kitchens and bathrooms, design coordination is equally essential. A kitchen designer may develop an excellent cabinet plan, but the contractor still requires to verify mechanical restraints, structural changes, electrical requirements, and field measurements. A bathroom designer may choose beautiful tile and components, however the installer must validate slopes, waterproofing shifts, 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 intricate work. Also be cautious when a designer dismisses construction input up until late while doing so. The greatest tasks typically involve considerate stress between vision and execution. The design team pushes for beauty and function. The builder tests feasibility, expense, and series. The property owner advantages when both sides listen.

Permits and examinations are not optional details

Permitting can feel sluggish, and not every small cosmetic upgrade needs a permit. However structural modifications, electrical work, plumbing changes, mechanical changes, additions, and lots of substantial remodels often do. Regional rules differ, so presumptions are risky.

A professional general contractor must explain what licenses are required and who will get them. They must also be comfortable with inspections. If a contractor recommends preventing permits to conserve time or money on work that plainly needs them, consider the long-lasting threat. Unpermitted work can produce issues throughout resale, insurance claims, appraisals, and future remodellings. More significantly, examinations exist to verify safety-related work that homeowners can not quickly evaluate.

Permits do not ensure perfect workmanship, however they offer a standard. They likewise produce records. In new home construction, examination turning points are part of the normal process. In remodels, inspections might cover rough framing, rough electrical, rough plumbing, insulation, waterproofing in some jurisdictions, and last sign-off. A contractor who prepares well will consist of evaluations in the schedule rather than treating them as interruptions.

Warranty and service after completion

A builder's attitude after the final payment matters. Homes move, products accustom, caulk shrinks, cabinet doors may need adjustment, and mechanical systems in some cases need fine-tuning. In remodels, small problems may appear once the household starts using the area daily. A shower door sweep might need adjustment. 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 supplied, what it covers, and how service demands are managed. New homes may have statutory warranty requirements depending on the location, and builders may provide additional written 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 modification. They describe what is covered, what normal upkeep looks like, and how to call them if a problem appears. The very best contractors protect their

track record by responding quickly to legitimate concerns. That responsiveness is one reason established local builders typically earn repeat organization throughout 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, worth, and the threat of false savings

Most property owners have a spending plan. They should. The error is dealing with the lowest bid as the very 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
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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 spending the afternoon at Thunder Junction All Abilities Park St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.