

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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Building a custom home is one of the few tasks where personal taste, household regimens, land conditions, financing, engineering, and workmanship all satisfy in the same place. A good custom home builder can turn those moving parts into a home that feels unavoidable, as if it constantly belonged on that lot. The incorrect builder can make a generous budget plan feel strained and a gorgeous strategy feel exhausting.

Most house owners understand to ask about cost, schedule, and previous work. Those concerns matter, but they just scratch the surface area. The much better questions reveal how a builder thinks, how they interact when something fails, how they deal with allowances, how they pick subcontractors, and whether they are genuinely matched for your kind of new home construction.

A dream home is not built on optimism alone. It is constructed on documents, decision-making, trust, and the day-to-day routines of individuals managing the job. Before you sign a contract, slow the process down enough to ask the questions that separate a polished sales pitch from a capable building operation.

Are you the ideal kind of builder for this home?

Not every home builder is the right suitable for every custom job. Some builders concentrate on production homes with restricted customization. Some focus on high-end custom homes with designers, engineers, designers, and complex surface schedules. Others sit someplace in between, providing semi-custom strategies with flexible designs and finish packages.

The first concern is not simply, "Can you build this?" Many knowledgeable builders can say yes to a large range of projects. The much better concern is, "How frequently do you develop homes like this, at this level of intricacy, in this location?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different project from a flat-lot integrate in a developed subdivision. A modern home with big glass openings, flush baseboards, hidden rain gutters, and tight trim exposes demands different supervision than a conventional home with standard casing and standard rooflines. A rural build with well, septic, propane, and energy extensions involves various dangers than an urban infill job where access, sound, staging, and community guidelines end up being major constraints.

Ask the builder to walk you through 2 or 3 equivalent homes they have completed. Comparable ways comparable in scope, not just comparable in square video. A 4,000-square-foot home can be uncomplicated or exceptionally intricate depending on the website, architecture, mechanical systems, and finish level. If your planned home consists of a chef's kitchen, aging-in-place bathroom style, elevator, separated store, pool home, or accessory home system, ask specifically about those features.

A strong custom home builder will not oversell. They will discuss where they have deep experience and where they would generate specialized assistance. That honesty matters. The builder who declares every project is easy may not be looking carefully enough.

What role will you play during design?

Some homeowners hire an architect first, finish the strategies, and after that bring builders in to bid. Others pick a design-build approach, where the builder and style team work together from the beginning. Both can work, but the timing alters the outcome.

When a builder is included early, they can talk about expense, constructability, lead times, and website logistics before the drawings are ended up. That can avoid expensive redesign later on. For instance, a homeowner may fall for a wall of folding glass doors up until they learn the structural steel, drainage detailing, and product cost push that single feature far beyond the spending plan. Early builder input does not mean abandoning the design. It means comprehending the expense of choices while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services consist of. Some builders supply rough budgeting from schematic illustrations, review architectural plans, suggest engineers, aid evaluate land, and produce initial schedules. Others only price a finished plan set.

The key is clearness. If you expect the builder to guide style decisions, determine cost-saving alternatives, and participate in meetings with your designer, that work has value and must be defined. A severe general contractor will normally charge for meaningful preconstruction services, especially on a true custom home. Free estimating based upon insufficient drawings typically results in unclear numbers, missed details, and frustration later.

How do you establish the budget?

A custom home spending plan ought to not be a single number written at the bottom of a proposition. It ought to be a living file with enough detail to reveal what is consisted of, what is assumed, what is omitted, and what stays undecided.

One of the most common problems in new home construction is the space between a house owner's expectation and the builder's allowance. An allowance is a placeholder for an item not fully picked at agreement time, such as

tile, lighting, appliances, plumbing components, kitchen cabinetry hardware, or landscaping. Allowances are not inherently bad. They are typically necessary. The issue comes when they are unrealistically low.

A kitchen home appliance allowance of \$12,000 might be reasonable for one home and entirely inadequate for another. A lighting allowance can vanish quickly when ornamental components, under-cabinet lighting, outside sconces, recessed cans, dimmers, and clever controls are all consisted of. Tile is another area where house owners are frequently surprised. The cost distinction between an easy 12-by-24 porcelain tile and a handmade zellige tile affects not only material expense, however likewise labor, design time, waste, and sometimes substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, past projects, provider quotes, or generic placeholders? Will you receive a line-item budget? How typically is it updated? What happens if selections go beyond the allowance? Will you see invoices or provider confirmations?

The finest builders welcome budget plan discussions since they understand cash ends up being more emotional when it is unclear. If a proposition is much lower than others, do not presume you found a bargain. Ask what is missing out on. Low bids can come from efficiency, but they can also originate from incomplete scopes, thin allowances, left out website work, or presumptions that will emerge later on as change orders.

Who will actually handle the job?

The person who offers the project may not be the individual who runs it. That is not necessarily a problem, however you require to understand the structure before work begins.

Ask who your daily contact will be when construction begins. Will there be a devoted project manager? A site superintendent? How frequently will that individual be on website? The number of other projects will they be managing at the exact same time?

Custom homes need close guidance due to the fact that small choices accumulate quickly. Framing information impact window alignment. Window setup impacts flashing. Flashing impacts siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet layouts affect electrical rough-in. If nobody is coordinating those information, the property owner might not see the effects up until it is costly to fix them.

A skilled remodeling contractor or custom builder understands sequencing. They understand when the plumber requires last component specifications, when the cabinet store requires appliance cut sheets, when the electrician requires lighting choices, and when the tile installer needs specific niche areas and drain options. The homeowner does not need to manage every trade, but somebody does.

I have seen jobs stay calm through hard weather condition, postponed products, and design modifications due to the fact that the superintendent kept clean notes and held trades accountable. I have actually likewise seen simple projects end up being chaotic due to the fact that nobody owned the schedule. Management is not documents for its own sake. It is the difference between momentum and drift.

How do you interact during construction?

Communication design can make or break the experience. Some builders utilize construction management software application with schedules, choices, pictures, change orders, and messages in one place. Others rely on email, telephone call, and weekly conferences. Either method can work if it is consistent and documented.

Ask how typically you will receive updates. Weekly prevails for custom homes, though active stages might need more frequent contact. Ask whether meetings take place on site, by video, or at the builder's office. Ask how

choices are taped. A spoken approval in the driveway may feel effective, however 6 weeks later nobody might keep in mind whether the powder room faucet was expected to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder handles bad news. Every experienced builder has had a footing inspection postponed by rain, a backordered window, an unsuccessful compaction test, a framing dispute, or a trade error. The problem is not whether issues will occur. They will. The issue is whether the builder reports them without delay, provides choices, describes cost and schedule impact, and documents the decision.

A house owner must likewise be sincere about their own interaction requirements. If you want comprehensive explanations and time to examine selections, state so. If you travel often, establish who can authorize urgent products. If both spouses or partners must approve changes, tell the builder before the first modification order. Good interaction is a shared discipline.

What is included in your contract?

A custom home contract must specify enough that both celebrations understand the offer. It should specify the scope of work, agreement cost or prices method, payment schedule, allowances, exemptions, change order process, insurance coverage requirements, disagreement resolution, guarantee terms, and estimated schedule.

There are numerous typical pricing structures. A fixed-price agreement provides the house owner a defined price for a defined scope, though modifications and allowances can still affect the final expense. A cost-plus agreement charges the actual cost of work plus a builder charge or portion. Some builders utilize a hybrid technique, specifically when plans are in-depth however particular choices or site conditions remain open.

No rates approach is immediately best. Fixed-price contracts can provide expense certainty, but the builder needs to include enough contingency to cover risk. Cost-plus agreements can be transparent, however they need trust, documents, and clear definitions of reimbursable expenses. What matters is whether the approach suits the task and whether you comprehend how the builder makes money.

Before finalizing, ask these contract questions in plain language:

1. What precisely is included in the rate, and what is excluded?
2. How are allowances dealt with if we invest basically than the budgeted amount?
3. What markup applies to alter orders, materials, and subcontractor work?
4. What documentation will we receive with each payment request?
5. What takes place if hidden conditions or code requirements increase the scope?

That is the very first of only a few minutes while doing so when you have optimal take advantage of and minimum expense exposure. Utilize it. If a contract is unclear, request clarification in writing. An expert builder will not be offended by careful review. They will usually choose it since obscurity develops conflict later.

Are you licensed, guaranteed, and appropriately received this jurisdiction?

Licensing requirements differ by state, county, and town. Some areas need a general contractor license. Others have registration systems or different requirements for pipes, electrical, A/C, septic, or specialty trades. Do not assume a builder is effectively certified since they have a site, a truck, or a portfolio.

Ask for proof of licensing where suitable. Ask for general liability insurance coverage and employees' payment coverage. If subcontractors are used, ask how the builder validates their insurance coverage. If the job includes

structural engineering, energy code compliance, septic style, stormwater management, or other regulated work, ask who collaborates those professionals.

Permitting is another location where experience matters. A builder acquainted with the local building department often understands the common review issues, evaluation expectations, and documents requirements. That does not imply they get unique treatment. It indicates they understand how to send complete info and prevent avoidable delays.

For rural or unusual websites, inquire about environmental restrictions, gain access to authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can carry surprise costs. Rock excavation, long utility runs, poor drain, expansive soil, tree defense, and septic restrictions can alter a budget dramatically. The right builder will motivate due diligence before you commit too deeply.

Can I speak with current clients, not simply your favorite clients?

References matter, but curated referrals have limits. Every builder can generally produce a couple of pleased customers. Request for recent customers whose projects resemble yours. If possible, request one client whose home was finished at least a year ago. A homeowner's viewpoint modifications after they have actually lived through a full cycle of seasons, utilized the a/c system greatly, viewed drainage during storms, and called the builder for warranty items.

When you talk to referrals, listen for specifics. Did the builder return calls? Was the job website organized? Were invoices clear? Did the last expense align with expectations? How did the builder handle mistakes? Would they work with the same builder again?

The most helpful recommendation discussions typically include a time out before the answer. No project is ideal. If a past customer states, "We had a few problems with cabinet shipment, however the builder told us early and worked around it," that is a trustworthy favorable indication. If every answer sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, thoroughly and respectfully, about a builder's track record. Lumberyards, cabinet shops, window suppliers, and specialty trades typically understand which builders pay on time, schedule realistically, and deal with people well. A builder who preserves strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you select and manage subcontractors?

Most custom homes are developed by a network of knowledgeable trades. The builder collaborates excavation, concrete, framing, roof, pipes, electrical, HEATING AND COOLING, insulation, drywall, trim, kitchen cabinetry, tile, flooring, painting, and more. Even builders with internal crews rely on subcontractors for specialized work.

Ask whether the builder uses the same subcontractors regularly or quotes every task to the lowest available trade. Constant trade relationships often produce better quality and smoother scheduling. Trades who understand a builder's standards are more likely to plan ahead and fix concerns quickly. Lowest-bid trade selection might decrease upfront expense, but it can increase guidance demands and quality risk.

That said, loyalty needs to not mean complacency. Ask how the builder evaluates trade performance. Do they check work before calling for community examinations? Do they hold back payment up until punch products are dealt with? Do they need trades to secure completed surface areas? Do they impose job-site tidiness and safety?

The quality of a home depends heavily on what gets covered up. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor fastening are not attractive, but they form resilience and comfort. A builder who

only speaks about countertops and cabinet finishes might not be focused enough on the structure envelope and mechanical systems.

How do you manage choices and deadlines?

Selections are where numerous custom home schedules lose time. Homeowners frequently believe surfaces can be chosen later, and often they can. However "later" gets here faster than expected.

Windows may need to be purchased before framing begins. Pipes valves must be chosen before rough-in. Home appliance specs affect cabinet design, electrical circuits, gas lines, ventilation, and often framing. Tile options impact shower design, drain placement, specific niche sizing, and shift information. Exterior products affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It needs to reveal when choices are needed, not just when items are installed. A bathtub might be set up months before the restroom looks completed. A variety might not show up till near completion, but the cabinet maker and electrician need its specs much earlier.

This is particularly important if your dream home consists of features inspired by a kitchen remodel or bathroom remodel you have actually admired online. Pictures rarely show the lead times and coordination behind the completed space. A large-format porcelain shower, for example, might need a specialty installer, more powerful substrate planning, and careful fixture placement. An integrated refrigerator needs specific opening measurements and ventilation clearances. A custom range hood might require early coordination between cabinets, HVAC, and electrical trades.

A builder with a disciplined choice procedure will protect you from hurried decisions. They may ask you to pick products earlier than you expected. That is not pressure. It is schedule management.

What takes place when we change our minds?

Change orders are regular in custom building. The goal is not to eliminate them totally. The goal is to handle them clearly.

Some modifications are owner-driven, such as upgrading countertops, adding built-ins, expanding an outdoor patio, or picking different floor covering. Others come from field conditions, code requirements, item availability, or design disputes. Each modification needs to be documented with a description, expense, schedule impact, and approval before work earnings whenever possible.

Ask how the builder costs alter orders. Exists a markup? Is there an administrative charge? Are credits handled at the same markup as additions? If a change reduces work, will you receive the full cost savings minus documented costs already sustained, or exists a various formula?

Timing matters. Moving a wall on paper may be economical. Moving it after framing, electrical rough-in, plumbing, and heating and cooling work might trigger several trades and inspection delays. A builder needs to be able to explain those causal sequences without sounding defensive.



It is reasonable for homeowners to change their minds. It is likewise reasonable for builders to charge for the time and work required. The healthiest jobs treat changes as service choices, not individual conflicts.

How do you safeguard quality throughout the build?

Quality control need to not be booked for the last punch list. Already, many essential details are hidden behind drywall, siding, tile, or paint.

Ask the builder what inspections they carry out beyond required municipal evaluations. Building inspectors examine code compliance, however code is the minimum legal standard, not a custom quality benchmark. A home can pass inspection and still have careless surface work, weak air sealing, bad tile layout, or irregular trim reveals.

A great builder has internal checkpoints. They might examine structure measurements before framing, validate window flashing before siding, examine rough mechanicals before insulation, check drywall before paint, and stroll cabinets before countertops are templated. They might utilize blower door screening, duct leakage testing, or third-party envelope examinations depending upon the home and local energy requirements.

You do not require to become a construction professional, but you need to ask how quality is measured. If the answer is "we use good individuals," keep asking. Good people still need standards, supervision, and accountability.

How do you manage energy performance and comfort?

A custom home need to do more than look good on move-in day. It should live well. Convenience depends upon insulation, air sealing, window efficiency, heating and cooling design, moisture management, ventilation, and orientation. These aspects are frequently less noticeable than flooring or countertops, however they shape day-to-day satisfaction.

Ask whether the heating and cooling system is developed utilizing appropriate load computations instead of rule-of-thumb sizing. Large systems can short-cycle, leaving rooms damp or irregular. Small systems battle during temperature extremes. Ask how fresh air ventilation is managed, especially in tighter homes. Ask about insulation types, air sealing techniques, attic style, basement builtbyvbr.com New home construction or crawl space conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows may make sense in some climates and spending plans, while premium double-pane windows with better air sealing may deliver more worth in other places. Spray foam insulation can carry out well when installed correctly, however it should be coupled with correct ventilation and wetness preparation. Solar readiness might deserve talking about even if panels are not set up immediately.

A thoughtful builder will not push every upgrade. They will assist prioritize based on climate, budget plan, design, and long-lasting strategies. The goal is a home that feels quiet, dry, efficient, and comfy, not simply one that checks a marketing box.

What does the guarantee really cover?

Every builder discuss standing behind their work. Ask what that indicates in writing.

A new custom home usually consists of warranties on craftsmanship, products, systems, and structural elements, however terms vary commonly. Some guarantees are supplied straight by the builder. Others originate from manufacturers or subcontractors. Devices, roofing, windows, heating and cooling devices, pipes fixtures, and finishes might each have different guarantee terms.

Ask how service warranty requests are sent and how rapidly they are addressed. Ask whether there is an 11-month service warranty walk before the very first year ends. Lots of homes experience small settlement fractures, nail pops, door changes, caulk separation, or seasonal motion during the very first year. A structured service warranty procedure helps deal with these items efficiently.

Also ask what is not covered. Homeowner maintenance matters. Caulking, grading, filter changes, humidity control, gutter cleansing, and appropriate usage of ventilation fans all impact efficiency. A professional builder must describe upkeep duties without utilizing them as a reason to prevent legitimate service warranty work.

The warranty conversation exposes the builder's attitude after last payment. You want a builder who stays orderly and responsive when the excitement of conclusion has passed.

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 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.