

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 couple of jobs where personal taste, family routines, land conditions, funding, engineering, and workmanship all satisfy in the exact same location. 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 spending plan feel stretched and a lovely strategy feel exhausting.

Most homeowners understand to inquire about rate, schedule, and previous work. Those concerns matter, but they just scratch the surface. The better concerns expose how a builder thinks, how they interact when something fails, how they handle allowances, how they pick subcontractors, and whether they are truly suited for your type of new home construction.

A dream home is not constructed on optimism alone. It is developed on documentation, decision-making, trust, and the everyday routines of the people managing the job. Before you sign an agreement, slow the procedure down enough to ask the concerns that separate a sleek sales pitch from a capable building operation.

Are you the ideal type of builder for this home?

Not every home builder is the ideal suitable for every custom task. Some builders specialize in production homes with minimal personalization. Some focus on high-end custom homes with designers, engineers, designers, and complicated surface schedules. Others sit somewhere in between, providing semi-custom plans with flexible layouts and finish packages.

The very first concern is not just, "Can you develop this?" The majority of knowledgeable builders can state yes to a wide range of projects. The better concern is, "How often do you build homes like this, at this level of intricacy, in this area?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different task from a flat-lot integrate in an industrialized neighborhood. A contemporary home with big glass openings, flush baseboards, hidden gutters, and tight trim reveals demands different supervision than a conventional home with standard case and conventional rooflines. A rural construct with well, septic, gas, and utility extensions includes various threats than a city infill task where gain access to, sound, staging, and area rules end up being major constraints.

Ask the builder to stroll you through two or three similar homes they have completed. Equivalent methods similar in scope, not just comparable in square video footage. A 4,000-square-foot home can be simple or extremely complex depending upon the website, architecture, mechanical systems, and finish level. If your prepared home consists of a chef's kitchen, aging-in-place bathroom style, elevator, removed store, pool home, or accessory dwelling system, ask particularly about those features.

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

What function will you play throughout design?

Some property owners hire a designer first, finish the strategies, and after that bring builders in to bid. Others select a design-build technique, where the builder and style group work together from the start. Both can work, but the timing alters the outcome.

When a builder is included early, they can discuss cost, constructability, preparations, and website logistics before the drawings are completed. That can prevent costly redesign later. For example, a property owner might fall for a wall of folding glass doors until they discover the structural steel, drain detailing, and item cost push that single feature far beyond the budget. Early builder input does not mean deserting the style. It implies comprehending the cost of decisions while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services consist of. Some builders offer rough budgeting from schematic illustrations, evaluation architectural plans, advise engineers, assistance examine land, and develop initial schedules. Others just price a completed plan set.

The secret is clearness. If you anticipate the builder to direct style choices, recognize cost-saving alternatives, and participate in conferences with your designer, that work has worth and should be specified. A major general contractor will generally charge for significant preconstruction services, particularly on a real custom home. Free approximating based on incomplete drawings frequently causes unclear numbers, missed out on details, and aggravation later.

How do you develop the budget?

A custom home spending plan should not be a single number written at the bottom of a proposal. It ought to be a living file with adequate detail to show what is consisted of, what is presumed, what is omitted, and what stays undecided.



One of the most common issues in new home construction is the space between a house owner's expectation and the builder's allowance. An allowance is a placeholder for a product not totally selected at agreement time, such as tile, lighting, home appliances, plumbing components, kitchen cabinetry hardware, or landscaping. Allowances are not naturally bad. They are often required. The problem comes when they are unrealistically low.

A kitchen home appliance allowance of \$12,000 might be reasonable for one home and totally insufficient for another. A lighting allowance can vanish quickly when decorative fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and smart controls are all consisted of. Tile is another location where homeowners are often stunned. The cost difference between a simple 12-by-24 porcelain tile and a handmade zellige tile impacts not just material cost, however likewise labor, design time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, previous tasks, provider quotes, or generic placeholders? Will you get a line-item budget plan? How frequently is it upgraded? What occurs if selections go beyond the allowance? Will you see billings or provider confirmations?

The best builders welcome spending plan conversations because they understand cash becomes more psychological when it is unclear. If a proposition is much lower than others, do not assume you found a deal. Ask

what is missing out on. Low bids can come from effectiveness, however they can likewise come from incomplete scopes, thin allowances, omitted site work, or presumptions that will surface later on as change orders.

Who will actually handle the job?

The person who offers the project may not be the person who runs it. That is not always an issue, but you require to understand the structure before work begins.

Ask who your everyday contact will be as soon as construction starts. Will there be a devoted task supervisor? A site superintendent? How typically will that individual be on website? The number of other projects will they be handling at the same time?

Custom homes need close supervision due to the fact that small choices accumulate rapidly. Framing details affect window alignment. Window setup impacts flashing. Flashing impacts siding and interior drywall. Mechanical goes after impact ceiling heights. Cabinet designs impact electrical rough-in. If no one is coordinating those information, the homeowner might not see the repercussions till it is pricey to fix them.

A proficient remodeling contractor or custom builder comprehends sequencing. They understand when the plumber requires final component specifications, when the cabinet shop requires appliance cut sheets, when the electrician requires lighting selections, and when the tile installer requires niche [Kitchen remodel](#) places and drain options. The house owner does not require to handle every trade, but someone does.



I have seen projects remain calm through tough weather, delayed materials, and design modifications due to the fact that the superintendent kept tidy notes and held trades accountable. I have actually likewise seen simple tasks end up being disorderly since no one owned the schedule. Management is not documents for its own sake. It is the difference between momentum and drift.

How do you communicate throughout construction?

Communication style can make or break the experience. Some builders use construction management software application with schedules, selections, photos, change orders, and messages in one place. Others depend on e-mail, call, and weekly conferences. Either method can work if it is consistent and documented.

Ask how often you will get updates. Weekly prevails for custom homes, though active phases may require more frequent contact. Ask whether meetings take place on website, by video, or at the builder's workplace. Ask how choices are taped. A spoken approval in the driveway might feel effective, but 6 weeks later no one might remember whether the powder room faucet was supposed to be wall-mounted or deck-mounted.

It is also worth asking how the builder deals with problem. Every skilled builder has had a footing examination postponed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade mistake. The

issue is not whether issues will take place. They will. The concern is whether the builder reports them without delay, provides options, discusses expense and schedule effect, and documents the decision.

A house owner ought to likewise be honest about their own communication requirements. If you desire comprehensive explanations and time to review selections, state so. If you travel frequently, develop who can authorize immediate items. If both spouses or partners should authorize changes, tell the builder before the very first modification order. Good interaction is a shared discipline.

What is consisted of in your contract?

A custom home agreement ought to be specific enough that both celebrations understand the deal. It must specify the scope of work, contract price or prices technique, payment schedule, allowances, exemptions, modification order procedure, insurance coverage requirements, disagreement resolution, guarantee terms, and estimated schedule.

There are numerous common prices structures. A fixed-price agreement provides the house owner a defined rate for a defined scope, though changes and allowances can still affect the final cost. A cost-plus contract charges the actual cost of work plus a builder cost or percentage. Some builders utilize a hybrid method, specifically when plans are detailed but specific selections or website conditions remain open.

No rates technique is immediately best. Fixed-price agreements can supply expense certainty, however the builder must consist of enough contingency to cover danger. Cost-plus agreements can be transparent, however they need trust, paperwork, and clear definitions of reimbursable costs. What matters is whether the method fits the task and whether you understand how the builder makes money.

Before signing, ask these agreement questions in plain language:

1. What precisely is consisted of in the rate, and what is excluded?
2. How are allowances managed if we spend basically than the budgeted amount?
3. What markup applies to alter orders, products, and subcontractor work?
4. What paperwork will we receive with each payment request?
5. What takes place if concealed conditions or code requirements increase the scope?

That is the very first of just a few minutes at the same time when you have maximum leverage and minimum expense exposure. Use it. If an agreement is vague, request for explanation in writing. A professional builder will not be upset by mindful evaluation. They will usually prefer it due to the fact that uncertainty creates conflict later.

Are you licensed, insured, and appropriately qualified for this jurisdiction?

Licensing requirements differ by state, county, and municipality. Some locations need a general contractor license. Others have registration systems or separate requirements for plumbing, electrical, A/C, septic, or specialty trades. Do not assume a builder is appropriately qualified because they have a site, a truck, or a portfolio.

Ask for proof of licensing where appropriate. Request for general liability insurance and workers' compensation coverage. If subcontractors are utilized, ask how the builder validates their insurance. If the task includes structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who collaborates those professionals.

Permitting is another location **local general contractor** where experience matters. A builder knowledgeable about the local structure department typically knows the common review issues, evaluation expectations, and documentation requirements. That does not indicate they get unique treatment. It indicates they know how to send total details and avoid preventable delays.

For rural or unusual websites, inquire about ecological restrictions, access licenses, energy easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry covert expenses. Rock excavation, long energy runs, bad drainage, extensive soil, tree defense, and septic limitations can change a spending plan dramatically. The best builder will motivate due diligence before you dedicate too deeply.

Can I talk with recent clients, not just your favorite clients?

References matter, but curated referrals have limitations. Every builder can generally produce a couple of pleased customers. Request current customers whose tasks resemble yours. If possible, request for one client whose home was completed at least a year ago. A homeowner's perspective changes after they have endured a complete cycle of seasons, used the heating and cooling system greatly, saw drain throughout storms, and called the builder for warranty items.

When you speak with references, listen for specifics. Did the builder return calls? Was the task website organized? Were billings clear? Did the final cost line up with expectations? How did the builder manage errors? Would they hire the exact same builder again?

The most helpful reference conversations frequently include a time out before the response. No task is best. If a previous client says, "We had a few issues with cabinet shipment, however the builder informed us early and worked around it," that is a trustworthy positive indication. If every answer sounds rehearsed, keep digging.

You can also ask providers and trade partners, thoroughly and respectfully, about a builder's track record. Lumberyards, cabinet stores, window suppliers, and specialized trades often know which builders pay on time, schedule realistically, and treat people well. A builder who maintains strong trade relationships is more likely to get responsive service when the market is busy.

How do you choose and handle subcontractors?

Most custom homes are developed by a network of competent trades. The builder collaborates excavation, concrete, framing, roofing, pipes, electrical, HVAC, insulation, drywall, trim, cabinetry, tile, flooring, painting, and more. Even builders with internal teams depend on subcontractors for specialized work.

Ask whether the builder utilizes the same subcontractors routinely or quotes every job to the lowest readily available trade. Consistent trade relationships frequently produce much better quality and smoother scheduling. Trades who understand a builder's requirements are most likely to prepare ahead and correct problems rapidly. Lowest-bid trade selection might minimize in advance cost, however it can increase supervision demands and quality risk.

That stated, commitment should not mean complacency. Ask how the builder assesses trade performance. Do they examine work before requiring community inspections? Do they keep back payment till punch products are dealt with? Do they require trades to protect finished surfaces? Do they implement job-site tidiness and safety?

The quality of a home depends heavily on what gets covered. Flashing, air sealing, waterproofing, framing adapters, duct sealing, and subfloor attachment are not glamorous, however they form resilience and comfort. A builder who only talks about countertops and cabinet finishes might not be focused enough on the building envelope and mechanical systems.

How do you deal with choices and deadlines?

Selections are where numerous custom home schedules waste time. House owners often believe surfaces can be picked later, and often they can. However "later on" gets here faster than expected.

Windows may need to be ordered before framing starts. Pipes valves should be picked before rough-in. Device specifications impact cabinet style, electrical circuits, gas lines, ventilation, and in some cases framing. Tile choices impact shower layout, drain placement, niche sizing, and shift details. Exterior materials affect weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It needs to reveal when [Bathroom remodel](#) choices are required, not just when products are set up. A bath tub may be set up months before the bathroom looks finished. A range may not arrive until near the end, however the cabinet maker and electrician require its specifications much earlier.

This is particularly crucial if your dream home consists of features motivated by a kitchen remodel or bathroom remodel you have admired online. Pictures seldom show the preparations and coordination behind the finished room. A large-format porcelain shower, for example, might require a specialty installer, stronger substrate preparation, and mindful component placement. A built-in refrigerator requires precise opening dimensions and ventilation clearances. A custom range hood might require early coordination between cabinetry, HEATING AND COOLING, and electrical trades.

A builder with a disciplined selection process will safeguard you from rushed decisions. They may ask you to select products earlier than you expected. That is not pressure. It is schedule management.

What takes place when we alter our minds?

Change orders are typical in custom structure. The objective is not to eliminate them entirely. The goal is to handle them clearly.

Some changes are owner-driven, such as updating counter tops, including built-ins, expanding a patio, or selecting various floor covering. Others originate from field conditions, code requirements, product availability, or design conflicts. Each change should be recorded with a description, expense, schedule effect, and approval before work proceeds whenever possible.

Ask how the builder costs alter orders. Exists a markup? Is there an administrative fee? Are credits handled at the same markup as additions? If a change minimizes work, will you receive the complete savings minus recorded costs already incurred, or is there a various formula?

Timing matters. Moving a wall on paper might be inexpensive. Moving it after framing, electrical rough-in, pipes, and heating and cooling work might trigger a number of trades and evaluation hold-ups. A builder must be able to explain those causal sequences without sounding defensive.

It is fair for homeowners to change their minds. It is likewise fair for builders to charge for the time and work needed. The healthiest tasks deal with changes as business decisions, not personal conflicts.

How do you safeguard quality during the build?

Quality control need to not be booked for the last punch list. By then, lots of important information are hidden behind drywall, siding, tile, or paint.



Ask the builder what assessments they perform beyond needed community inspections. Structure inspectors inspect code compliance, however code is the minimum legal requirement, not a custom quality benchmark. A home can pass evaluation and still have sloppy surface work, weak air sealing, bad tile layout, or irregular trim reveals.

A good builder has internal checkpoints. They may evaluate structure dimensions before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and walk kitchen cabinetry before counter tops are templated. They may use blower door screening, duct leakage screening, or third-party envelope assessments depending upon the home and regional energy requirements.

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

How do you deal with energy performance and comfort?

A custom home must do more than look good on move-in day. It ought to live well. Comfort depends upon insulation, air sealing, window performance, heating and cooling design, wetness management, ventilation, and

orientation. These components are typically less noticeable than floor covering or counter tops, but they form day-to-day satisfaction.

Ask whether the a/c system is developed using appropriate load estimations rather than rule-of-thumb sizing. Large systems can short-cycle, leaving rooms humid or uneven. Small systems struggle throughout temperature extremes. Ask how fresh air ventilation is handled, specifically in tighter homes. Ask about insulation types, air sealing techniques, attic style, basement or crawl space conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows might make sense in some climates and budgets, while top quality double-pane windows with better air sealing may provide more value somewhere else. Spray foam insulation can perform well when set up correctly, but it should be coupled with proper ventilation and moisture planning. Solar preparedness may be worth talking about even if panels are not set up immediately.

A thoughtful builder will not push every upgrade. They will help focus on based on climate, budget plan, style, and long-term plans. The objective is a home that feels peaceful, dry, effective, and comfortable, not just one that examines a marketing box.

What does the service warranty truly cover?

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

A new custom home usually consists of guarantees on workmanship, materials, systems, and structural aspects, however terms differ commonly. Some guarantees are offered directly by the builder. Others come from makers or subcontractors. Devices, roofing, windows, a/c devices, pipes fixtures, and finishes may each have separate warranty terms.

Ask how service warranty demands are submitted and how rapidly they are dealt with. Ask whether there is an 11-month warranty walk before the first year ends. Many homes experience minor settlement cracks, nail pops, door modifications, caulk separation, or seasonal motion throughout the first year. A structured guarantee process assists deal with these items efficiently.

Also ask what is not covered. Homeowner upkeep matters. Caulking, grading, filter modifications, humidity control, rain gutter cleaning, and appropriate use of ventilation fans all affect performance. A professional builder ought to explain upkeep obligations without using them as a reason to avoid genuine service warranty work.

The service warranty discussion exposes the builder's mindset after final payment. You desire a builder who remains organized 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 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.