

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 among the couple of tasks where personal taste, household routines, land conditions, financing, engineering, and craftsmanship all satisfy in the same place. An excellent custom home builder can turn those moving parts into a home that feels unavoidable, as if it always belonged on that lot. The incorrect builder can make a generous spending plan feel stretched and a beautiful strategy feel exhausting.

Most house owners understand to inquire about price, schedule, and previous work. Those questions matter, but they only scratch the surface. The better questions reveal how a builder believes, how they communicate when something fails, how they deal with allowances, how they choose subcontractors, and whether they are genuinely suited for your type of new home construction.

A dream home is not constructed on optimism alone. It is constructed on paperwork, decision-making, trust, and the everyday practices of the people handling the job. Before you sign an agreement, slow the process down enough to ask the concerns 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 ideal suitable for every custom job. Some builders focus on production homes with restricted customization. Some concentrate on high-end custom homes with designers, engineers, designers, and intricate surface schedules. Others sit someplace in between, offering semi-custom plans with versatile layouts and surface packages.

The first question is not merely, "Can you develop this?" The majority of skilled builders can say yes to a vast array of tasks. The better question is, "How frequently do you build homes like this, at this level of intricacy, in this area?"

A hillside home with maintaining walls, a long driveway, and stormwater requirements is a various project from a flat-lot build in an industrialized subdivision. A contemporary home with large glass openings, flush baseboards, concealed seamless gutters, and tight trim reveals demands different guidance than a standard home with basic housing and standard rooflines. A rural develop with well, septic, propane, and energy extensions involves various threats than a metropolitan infill task where access, sound, staging, and neighborhood rules end up being significant constraints.

Ask the builder to walk you through 2 or three similar homes they have finished. Comparable means comparable in scope, not just similar in square video footage. A 4,000-square-foot home can be straightforward or incredibly complex depending on the site, architecture, mechanical systems, and surface level. If your planned home consists of a chef's kitchen, aging-in-place bathroom style, elevator, separated store, swimming pool house, or accessory dwelling unit, 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 specialty support. That sincerity matters. The builder who claims every task is simple may not be looking carefully enough.

What function will you play throughout design?

Some homeowners employ an architect initially, finish the plans, and after that bring builders in to bid. Others pick a design-build technique, where the builder and design team interact from the start. Both can work, however the timing changes the outcome.

When a builder is involved early, they can comment on cost, constructability, lead times, and site logistics before the illustrations are ended up. That can prevent pricey redesign later. For example, a homeowner might fall in love with a wall of folding glass doors until they learn the structural steel, drainage detailing, and item expense push that single feature far beyond the spending plan. Early builder input does not suggest abandoning the style. It indicates understanding the cost 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 drawings, review architectural plans, suggest engineers, aid evaluate land, and create preliminary schedules. Others only price a finished strategy set.

The secret is clarity. If you expect the builder to guide style decisions, determine cost-saving options, and attend conferences with your designer, that work has value and ought to be specified. A serious general contractor will usually charge for significant preconstruction services, specifically on a true custom home. Free estimating based on insufficient illustrations frequently causes unclear numbers, missed out on details, and aggravation later.

How do you develop the budget?

A custom home spending plan need to not be a single number composed at the bottom of a proposal. It needs to be a living document with sufficient detail to reveal what is consisted of, what is assumed, what is omitted, and what stays undecided.

One of the most common issues in new home construction is the gap in between a property owner's expectation and the builder's allowance. An allowance is a placeholder for an item not fully picked at contract time, such as tile, lighting, home appliances, plumbing components, cabinets hardware, or landscaping. Allowances are not naturally bad. They are often required. The issue comes when they are unrealistically low.

A kitchen device allowance of \$12,000 may be affordable for one home and completely insufficient for another. A lighting allowance can vanish rapidly when decorative components, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and smart controls are all included. Tile is another location where property owners are often surprised. The cost distinction in between a simple 12-by-24 porcelain tile and a handmade zellige tile impacts not only material cost, but likewise labor, design time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, past jobs, supplier quotes, or generic placeholders? Will you get a line-item budget? How typically is it upgraded? What occurs if selections exceed the allowance? Will you see invoices or supplier confirmations?

The finest builders welcome budget plan conversations since they understand money becomes more psychological when it is unclear. If a proposition is much lower than others, do not presume you found a deal. Ask what is missing. Low bids can originate from effectiveness, but they can also come from incomplete scopes, thin allowances, left out website work, or assumptions that will emerge later as alter orders.

Who will really manage the job?

The individual who sells the job might not be the individual who runs it. That is not necessarily an issue, but you require to understand the structure before work begins.

Ask who your daily contact will be once construction starts. Will there be a dedicated task supervisor? A website superintendent? How frequently will that individual be on site? The number of other projects will they be handling at the exact same time?

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Custom homes require close guidance due to the fact that little decisions accumulate rapidly. Framing details affect window alignment. Window installation impacts flashing. Flashing affects siding and interior drywall. Mechanical chases affect impact ceiling heights. Cabinet designs impact electrical rough-in. If nobody is collaborating those information, the homeowner might not see the effects till it is costly to repair them.

A skilled remodeling contractor or custom builder understands sequencing. They know when the plumber requires last fixture requirements, when the cabinet shop requires home appliance cut sheets, when the electrical expert needs lighting selections, and when the tile installer needs specific niche places and drain options. The property owner does not need to handle every trade, but somebody does.

I have actually seen tasks stay calm through hard weather condition, postponed products, and style modifications due to the fact that the superintendent kept tidy notes and held trades liable. I have also seen simple tasks become chaotic because nobody owned the schedule. Management is not documents for its own sake. It is the distinction between momentum and drift.

How do you communicate during construction?

Communication design can make or break the experience. Some builders utilize construction management software application with schedules, selections, images, modification orders, and messages in one location. Others count on e-mail, phone calls, and weekly meetings. Either method can work if it is consistent and documented.

Ask how often you will get updates. Weekly prevails for custom homes, though active stages may require more regular contact. Ask whether meetings happen on site, by video, or at the builder's office. Ask how choices are recorded. A spoken approval in the driveway might feel efficient, however 6 weeks later on nobody might remember whether the powder room faucet was expected to be wall-mounted or deck-mounted.

It is also worth asking how the builder manages problem. Every knowledgeable builder has had a footing evaluation postponed by rain, a backordered window, a failed compaction test, a framing dispute, or [custom landscapes](#) a trade mistake. The issue is not whether issues will occur. They will. The concern is whether the builder reports them quickly, uses options, describes cost and schedule effect, and documents the decision.

A house owner ought to likewise be truthful about their own interaction needs. If you desire in-depth descriptions and time to review selections, say so. If you take a trip often, develop who can approve urgent

products. If both spouses or partners need to authorize changes, inform the builder before the first modification order. Excellent communication is a shared discipline.

What is included in your contract?

A custom home contract should be specific enough that both parties comprehend the offer. It ought to define the scope of work, contract price or pricing approach, payment schedule, allowances, exemptions, modification order procedure, insurance requirements, dispute resolution, service warranty terms, and approximated schedule.

There are numerous typical pricing structures. A fixed-price contract provides the property owner a specified cost for a specified scope, though changes and allowances can still impact the last expense. A cost-plus agreement charges the real expense of work plus a builder cost or percentage. Some builders utilize a hybrid method, specifically when strategies are detailed but specific selections or site conditions stay open.

No prices approach is automatically best. Fixed-price agreements can provide cost certainty, but the builder needs to consist of enough contingency to cover danger. Cost-plus contracts can be transparent, however they require trust, documentation, and clear definitions of reimbursable costs. What matters is whether the method matches the project and whether you understand how the builder makes money.

Before signing, ask these agreement questions in plain language:

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

That is the first of just a few minutes while doing so when you have maximum utilize and minimum expense direct exposure. Use it. If an agreement is vague, request for explanation in writing. An expert builder will not be offended by cautious review. They will normally prefer it due to the fact that ambiguity develops conflict later.

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

Licensing requirements differ by state, county, and town. Some locations need a general contractor license. Others have registration systems or different requirements for pipes, electrical, HEATING AND COOLING, septic, or specialty trades. Do not assume a builder is correctly qualified since they have a website, a truck, or a portfolio.

Ask for evidence of licensing where suitable. Request for general liability insurance coverage and workers' settlement coverage. If subcontractors are used, ask how the builder verifies their insurance coverage. If the job includes structural engineering, energy code compliance, septic style, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another location where experience matters. A builder acquainted with the local structure department frequently knows the typical evaluation concerns, assessment expectations, and documentation requirements. That does not imply they get special treatment. It implies they know how to send complete info and avoid avoidable delays.

For rural or unusual sites, ask about ecological constraints, gain access to authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring hidden expenses. Rock

excavation, long energy runs, poor drain, expansive soil, tree defense, and septic restrictions can alter a budget plan significantly. The right builder will motivate due diligence before you commit too deeply.

Can I speak to recent customers, not simply your preferred clients?

References matter, however curated referrals have limits. Every builder can typically produce a few happy customers. Ask for current clients whose tasks resemble yours. If possible, request one client whose home was finished a minimum of a year ago. A homeowner's perspective changes after they have lived through a complete cycle of seasons, used the a/c system heavily, saw drain during storms, and got in touch with the builder for service warranty items.

When you speak with referrals, listen for specifics. Did the builder return calls? Was the task site organized? Were billings clear? Did the last cost align with expectations? How did the builder deal with mistakes? Would they employ the same builder again?

The most beneficial referral conversations frequently include a pause before the answer. No project is best. If a previous client states, "We had a couple of problems with cabinet shipment, however the builder told us early and worked around it," that is a credible favorable sign. If every response sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, carefully and respectfully, about a builder's reputation. Lumberyards, cabinet stores, window providers, and specialty trades often know which builders pay on time, schedule reasonably, and deal with individuals well. A builder who maintains strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you choose and manage subcontractors?

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

Ask whether the builder utilizes the very same subcontractors routinely or bids every job to the most affordable offered trade. Consistent trade relationships typically produce much better quality and smoother scheduling. Trades who know a builder's requirements are most likely to plan ahead and remedy [yard installation](#) concerns rapidly. Lowest-bid trade choice may reduce upfront expense, however it can increase guidance demands and quality risk.



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That stated, commitment ought to not suggest complacency. Ask how the builder evaluates trade performance. Do they inspect work before requiring local inspections? Do they hold back payment up until punch products are solved? Do they require trades to protect finished surface areas? Do they impose 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 fastening are not glamorous, however they shape toughness and convenience. A builder who only speaks 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 finishes can be picked later on, and sometimes they can. However "later on" shows up faster than expected.

Windows may need to be bought before framing starts. Pipes valves must be chosen before rough-in. Device requirements affect cabinet design, electrical circuits, gas lines, ventilation, and often framing. Tile choices impact shower layout, drain positioning, specific niche sizing, and transition information. Outside materials impact weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It ought to reveal when decisions are required, not just when items are set up. A bath tub might be installed months before the bathroom looks ended up. A variety may not get here till near the end, however the cabinet maker and electrical contractor require its specifications much earlier.

This is particularly crucial if your dream home includes features motivated by a kitchen remodel or bathroom remodel you have admired online. Photos seldom show the lead times and coordination behind the finished room. A large-format porcelain shower, for example, may need a specialty installer, stronger substrate preparation, and mindful fixture placement. A built-in fridge requires specific opening measurements and ventilation clearances. A custom range hood might need early coordination in between kitchen cabinetry, HEATING AND COOLING, and electrical trades.

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

What takes place when we change our minds?

Change orders are normal in custom structure. The objective is not to eliminate them entirely. The objective is to manage them clearly.

Some modifications are owner-driven, such as upgrading countertops, adding built-ins, expanding a patio area, or selecting different flooring. Others come from field conditions, code requirements, product availability, or style conflicts. Each modification needs to be documented with a description, cost, schedule impact, and approval before work proceeds whenever possible.

Ask how the builder rates alter orders. Exists a markup? Is there an administrative cost? Are credits managed at the same markup as additions? If a change lowers work, will you receive the complete savings minus recorded costs currently incurred, or is there a different formula?

Timing matters. Moving a wall on paper might be economical. Moving it after framing, electrical rough-in, pipes, and a/c work may trigger several trades and assessment hold-ups. A builder ought to be able to discuss those causal sequences without sounding defensive.

It is reasonable for house owners to change their minds. It is also fair for builders to charge for the time and work required. The healthiest jobs deal with changes as service decisions, not personal conflicts.

How do you protect quality during the build?

Quality control should not be scheduled for the final punch list. Already, numerous important details are concealed behind drywall, siding, tile, or paint.

Ask the builder what inspections they carry out beyond required community examinations. Structure inspectors check code compliance, but code is the minimum legal requirement, not a custom quality standard. A home can pass inspection and still have sloppy finish work, weak air sealing, poor tile layout, or inconsistent trim reveals.

A good builder has internal checkpoints. They might evaluate foundation measurements before framing, confirm window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and walk cabinetry before counter tops are templated. They may utilize blower door testing, duct leak screening, or third-party envelope evaluations depending on the home and regional energy requirements.



You do not need to end up being a construction professional, but you ought to ask how quality is determined. If the response is "we utilize excellent individuals," keep asking. Excellent people still require standards, guidance, and accountability.

How do you manage energy efficiency and comfort?

A custom home should do more than look great on move-in day. It ought to live well. Convenience depends on insulation, air sealing, window efficiency, HVAC style, moisture management, ventilation, and orientation. These elements are typically less visible than floor covering or countertops, but they form daily satisfaction.

Ask whether the HVAC system is developed utilizing correct load computations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving spaces humid or uneven. Undersized systems struggle throughout temperature level extremes. Ask how fresh air ventilation is dealt with, especially in tighter homes. Ask about insulation types, air sealing techniques, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows may make sense in some environments and spending plans, while high-quality double-pane windows with better air sealing may deliver more value in other places.

Spray foam insulation can carry out well when installed properly, but it needs to be coupled with proper ventilation and moisture planning. Solar preparedness may be worth discussing even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will assist focus on based on climate, ***sprinkler installation Northern Landscape*** budget plan, style, and long-term plans. The objective is a home that feels quiet, dry, efficient, and comfortable, not just one that checks a marketing box.

What does the warranty actually cover?

Every builder speak about supporting their work. Ask what that implies in writing.

A new custom home normally consists of guarantees on craftsmanship, materials, systems, and structural aspects, however terms vary extensively. Some warranties are offered straight by the builder. Others come from makers or subcontractors. Devices, roof, windows, HVAC equipment, plumbing components, and surfaces may each have different guarantee terms.

Ask how warranty requests are submitted and how rapidly they are dealt with. Ask whether there is an 11-month warranty walk before the very first year ends. Many homes experience small settlement fractures, nail pops, door adjustments, caulk separation, or seasonal movement throughout the first year. A structured service warranty process assists manage these items efficiently.

Also ask what is not covered. Homeowner maintenance matters. Caulking, grading, filter modifications, humidity control, rain gutter cleaning, and appropriate use of ventilation fans all impact efficiency. An expert builder should explain upkeep duties without utilizing them as a reason to avoid genuine guarantee work.

The warranty discussion reveals the builder's mindset after final payment. You desire a builder who stays orderly and responsive when the enjoyment of completion 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:4356694133) 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 a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.