

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 projects where individual taste, household routines, land conditions, financing, engineering, and workmanship all fulfill in the exact same place. An excellent custom home builder can turn those moving parts into a home that feels inescapable, as if it always belonged on that lot. The incorrect builder can make a generous budget plan feel strained and a gorgeous strategy feel exhausting.

Most [paver patios](#) house owners know to inquire about cost, schedule, and past work. Those questions matter, but they just scratch the surface area. The better questions expose how a builder believes, how they communicate when something fails, how they deal with allowances, how they select subcontractors, and whether they are genuinely fit for your kind of new home construction.

A dream home is not built on optimism alone. It is developed on documents, decision-making, trust, and the everyday practices of individuals handling the task. Before you sign an agreement, slow the procedure down enough to ask the concerns that separate a refined sales pitch from a capable building operation.

Are you the right kind of builder for this home?

Not every home builder is the ideal fit for every custom job. Some builders concentrate on production homes with limited personalization. Some concentrate on high-end custom homes with designers, engineers, designers, and complex surface schedules. Others sit someplace in between, providing semi-custom strategies with versatile designs and finish packages.

The first question is not simply, "Can you construct this?" A lot of experienced builders can state yes to a vast array of projects. The much better concern is, "How often do you develop 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 various task from a flat-lot integrate in an industrialized subdivision. A modern home with big glass openings, flush baseboards, concealed gutters, and tight trim exposes demands different guidance than a traditional home with standard casing and traditional rooflines. A rural develop with well, septic, gas, and utility extensions includes various risks than a metropolitan infill job where access, sound, staging, and community rules become significant constraints.

Ask the builder to walk you through 2 or 3 comparable homes they have completed. Similar ways similar in scope, not just similar in square video footage. A 4,000-square-foot home can be simple or incredibly complicated depending on the site, architecture, mechanical systems, and finish level. If your prepared home consists of a chef's kitchen, aging-in-place bathroom style, elevator, separated store, swimming pool house, or accessory dwelling unit, 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 support. That honesty matters. The builder who claims every task is easy may not be looking carefully enough.

What role will you play throughout design?

Some house owners employ an architect first, complete the plans, and then bring builders in to bid. Others select a design-build technique, where the builder and style team interact from the start. Both can work, however the timing changes the outcome.

When a builder is included early, they can discuss expense, constructability, preparations, and website logistics before the illustrations are ended up. That can prevent expensive redesign later. For example, a property owner may fall in love with a wall of folding glass doors till **yard installation** they discover the structural steel, drain detailing, and product expense push that single feature far beyond the budget plan. Early builder input does not imply abandoning the design. It indicates understanding the expense of decisions while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services consist of. Some builders offer rough budgeting from schematic drawings, review architectural strategies, advise engineers, aid evaluate land, and create initial schedules. Others only price a completed plan set.

The secret is clearness. If you anticipate the builder to direct design choices, recognize cost-saving options, and go to conferences with your architect, that work has value and needs to be defined. A serious general contractor will generally charge for significant preconstruction services, particularly on a true custom home. Free estimating based upon insufficient illustrations often causes vague numbers, missed out on information, and disappointment later.

How do you develop the budget?

A custom home budget should not be a single number composed at the bottom of a proposal. It needs to be a living file with enough detail to reveal what is consisted of, what is assumed, what is left out, and what remains undecided.

One of the most typical problems in new home construction is the space between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for a product not completely selected at contract time,

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

A kitchen home appliance allowance of \$12,000 might be sensible for one home and totally inadequate for another. A lighting allowance can vanish quickly when decorative fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and clever controls are all consisted of. Tile is another area where homeowners are often shocked. The cost distinction between a simple 12-by-24 porcelain tile and a handmade zellige tile affects not just material cost, however also labor, design time, waste, and often substrate preparation.

Ask the builder how they set **yard installation** allowances. Do they base them on your mentioned expectations, past tasks, supplier quotes, or generic placeholders? Will you get a line-item spending plan? How frequently is it updated? What happens if choices exceed the allowance? Will you see billings or provider confirmations?

The finest builders welcome spending plan conversations because they know cash ends up being more emotional when it is unclear. If a proposal is much lower than others, do not assume you discovered 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 website work, or presumptions that will surface later on as alter orders.

Who will in fact manage the job?

The person who offers the job might not be the individual who runs it. That is not always a problem, but you need to know the structure before work begins.

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

Custom homes require close supervision since small choices stack up quickly. Framing details affect window alignment. Window setup affects flashing. Flashing affects siding and interior drywall. Mechanical chases after affect ceiling heights. Cabinet layouts impact electrical rough-in. If no one is coordinating those information, the house owner may not see the repercussions up until it is pricey to repair them.

A skilled remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing professional requires last fixture requirements, when the cabinet store needs appliance cut sheets, when the electrician needs lighting selections, and when the tile installer needs niche places and drain choices. The house owner does not need to handle every trade, but someone does.

I have actually seen tasks stay calm through difficult weather, postponed materials, and design modifications since the superintendent kept tidy notes and held trades responsible. I have also seen simple tasks become chaotic since no one owned the schedule. Management is not paperwork 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 with schedules, selections, pictures, change orders, and messages in one place. Others depend on e-mail, telephone call, and weekly conferences. Either technique can work if it corresponds and documented.

Ask how often you will receive updates. Weekly is common for custom homes, though active stages might need more frequent contact. Ask whether meetings occur on website, by video, or at the builder's workplace. Ask how

choices are tape-recorded. A spoken approval in the driveway might feel efficient, but 6 weeks later nobody might keep in mind whether the powder space faucet was expected to be wall-mounted or deck-mounted.

It is also worth asking how the builder handles bad news. Every skilled builder has had a footing evaluation postponed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade mistake. The issue is not whether issues will occur. They will. The problem is whether the builder reports them immediately, provides alternatives, describes cost and schedule impact, and files the decision.

A property owner must also be truthful about their own interaction requirements. If you want detailed explanations and time to examine choices, state so. If you travel frequently, establish who can approve urgent products. If both spouses or partners need to authorize modifications, inform the builder before the first modification order. Good communication is a shared discipline.

What is included in your contract?

A custom home agreement must specify enough that both celebrations understand the deal. It should specify the scope of work, contract rate or pricing technique, payment schedule, allowances, exemptions, modification order process, insurance requirements, conflict resolution, service warranty terms, and estimated schedule.

There are several common prices structures. A fixed-price contract offers the homeowner a defined rate for a specified scope, though changes and allowances can still affect the last cost. A cost-plus contract charges the actual expense of work plus a builder charge or percentage. Some builders utilize a hybrid method, specifically when plans are comprehensive however specific selections or site conditions stay open.

No rates technique is instantly best. Fixed-price agreements can provide expense certainty, however the builder needs to include enough contingency to cover risk. Cost-plus agreements can be transparent, but they need trust, documentation, and clear meanings of reimbursable costs. What matters is whether the method suits the job and whether you understand how the builder makes money.

Before signing, ask these agreement concerns in plain language:

1. What exactly is consisted of in the cost, and what is excluded?
2. How are allowances handled if we spend basically than the allocated amount?
3. What markup uses to change orders, products, and subcontractor work?
4. What documents will we receive with each payment request?
5. What happens if hidden conditions or code requirements increase the scope?

That is the first of just a couple of minutes in the process when you have optimal utilize and minimum expense direct exposure. Utilize it. If a contract is unclear, request explanation in composing. A professional builder will not be offended by careful review. They will typically prefer it due to the fact that ambiguity develops dispute later.

Are you licensed, insured, and effectively received this jurisdiction?

Licensing requirements differ by state, county, and municipality. Some areas need a general contractor license. Others have registration systems or separate requirements for pipes, electrical, HEATING AND COOLING, septic, or specialized trades. Do not presume a builder is properly certified due to the fact that they have a site, a truck, or a portfolio.

Ask for evidence of licensing where relevant. Request general liability insurance and workers' payment coverage. If subcontractors are used, ask how the builder validates their insurance coverage. If the project 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 familiar with the local building department often understands the typical review concerns, assessment expectations, and paperwork requirements. That does not indicate they get unique treatment. It suggests they understand how to submit total details and prevent preventable delays.

For rural or unusual sites, ask about ecological restrictions, gain access to permits, energy easements, driveway grades, fire department requirements, and soil conditions. A beautiful lot can carry hidden expenses. Rock excavation, long utility runs, bad drain, extensive soil, tree security, and septic limitations can change a spending plan considerably. The best builder will encourage due diligence before you dedicate too deeply.

Can I consult with current clients, not simply your preferred clients?

References matter, however curated references have limitations. Every builder can generally produce a few delighted clients. Request for recent customers whose tasks resemble yours. If possible, ask for one client whose home was completed a minimum of a year earlier. A house owner's viewpoint modifications after they have lived through a full cycle of seasons, used the heating and cooling system heavily, watched drainage during storms, and called the builder for warranty items.

When you speak with referrals, listen for specifics. Did the builder return calls? Was the task website arranged? Were invoices clear? Did the last expense align with expectations? How did the builder deal with mistakes? Would they hire the same builder again?

The most beneficial reference conversations often include a pause before the response. No project is best. If a previous customer states, "We had a few issues with cabinet shipment, but the builder told us early and worked around it," that is a trustworthy favorable indication. If every response sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, carefully and respectfully, about a builder's credibility. Lumberyards, cabinet shops, window providers, and specialty trades frequently understand which builders pay on time, schedule reasonably, and deal with people well. A builder who maintains strong trade relationships is more likely to get responsive service when the market is busy.

How do you select and manage subcontractors?

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

Ask whether the builder uses the same subcontractors frequently or bids every task to the lowest offered trade. Consistent trade relationships frequently produce better quality and smoother scheduling. Trades who understand a builder's requirements are more likely to plan ahead and fix issues rapidly. Lowest-bid trade selection might minimize upfront expense, however it can increase supervision needs and quality risk.

That stated, commitment must not indicate complacency. Ask how the builder examines trade performance. Do they check work before requiring local assessments? Do they hold back payment up until punch items are fixed? Do they require trades to safeguard completed surfaces? Do they implement job-site tidiness and safety?

The quality of a home depends greatly on what gets concealed. Flashing, air sealing, waterproofing, framing adapters, duct sealing, and subfloor attachment are not glamorous, but they form resilience and comfort. A builder who just discusses counter tops and cabinet surfaces might not be focused enough on the building envelope and mechanical systems.

How do you handle choices and deadlines?

Selections are where many custom home schedules lose time. Homeowners typically believe surfaces can be picked later, and sometimes they can. But "later on" gets here faster than expected.

Windows may need to be ordered before framing begins. Pipes valves must be selected before rough-in. Appliance specs affect cabinet style, electrical circuits, gas lines, ventilation, and sometimes framing. Tile options affect shower design, drain placement, niche sizing, and shift details. Outside products impact weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It must reveal when choices are required, not simply when items are set up. A bathtub may be installed months before the bathroom looks completed. A variety may not arrive until near the end, however the cabinet maker and electrician require its specifications much earlier.

This is particularly essential if your dream home consists of features inspired by a kitchen remodel or bathroom remodel you have appreciated online. Photos rarely reveal the preparations and coordination behind the completed room. A large-format porcelain shower, for instance, may require a specialty installer, more powerful substrate preparation, and cautious component placement. A built-in fridge needs precise opening measurements and ventilation clearances. A custom range hood might need early coordination in between cabinets, HEATING AND COOLING, and electrical trades.

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

What happens when we alter our minds?

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

Some changes are owner-driven, such as updating counter tops, including built-ins, broadening an outdoor patio, or selecting various floor covering. Others come from field conditions, code requirements, product availability, or style disputes. Each change needs to be recorded with a description, cost, schedule impact, and approval before work earnings whenever possible.



CUSTOM WALL PANELING



Ask how the builder prices alter orders. Is there a markup? Exists an administrative charge? Are credits dealt with at the same markup as additions? If a modification minimizes work, will you get the full cost savings minus recorded expenses currently incurred, [custom landscapes](#) or exists a different formula?

Timing matters. Moving a wall on paper might be inexpensive. Moving it after framing, electrical rough-in, plumbing, and a/c work might activate numerous trades and evaluation delays. A builder needs to be able to describe those ripple effects without sounding defensive.

It is fair for property owners to change their minds. It is likewise reasonable for builders to charge for the time and work required. The healthiest tasks deal with modifications as company decisions, not individual conflicts.

How do you safeguard quality during the build?

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

Ask the builder what inspections they carry out beyond needed local evaluations. Building inspectors check code compliance, but code is the minimum legal standard, not a custom quality criteria. A home can pass examination and still have sloppy finish work, weak air sealing, bad tile layout, or inconsistent trim reveals.

A great builder has internal checkpoints. They might review foundation dimensions before framing, confirm window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and stroll cabinets before counter tops are templated. They may use blower door screening, duct leak screening, or third-party envelope assessments depending upon the home and regional energy requirements.

You do not need to end up being a construction expert, but you need to ask how quality is determined. If the answer is "we utilize good people," keep asking. Good people still need requirements, guidance, and accountability.

How do you manage energy efficiency and comfort?

A custom home need to do more than look excellent on move-in day. It ought to live well. Convenience depends upon insulation, air sealing, window efficiency, heating and cooling style, wetness management, ventilation, and orientation. These aspects are typically less visible than flooring or countertops, but they form daily satisfaction.

Ask whether the a/c system is developed utilizing appropriate load calculations rather than rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces damp or unequal. Undersized systems struggle throughout temperature level extremes. Ask how fresh air ventilation is managed, especially in tighter homes. Ask about insulation types, air sealing techniques, attic design, basement or crawl space conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows might make sense in some environments and budget plans, while premium double-pane windows with much better air sealing might deliver more value in other places. Spray foam insulation can carry out well when set up correctly, however it needs to be coupled with correct ventilation and moisture planning. Solar preparedness may deserve 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, design, and long-lasting strategies. The objective is a home that feels quiet, dry, efficient, and comfy, not just one that inspects a marketing box.

What does the warranty truly cover?

Every builder talks about standing behind their work. Ask what that implies in writing.

A new custom home generally includes warranties on workmanship, materials, systems, and structural components, but terms vary widely. Some warranties are supplied straight by the builder. Others originate from producers or subcontractors. Home appliances, roofing, windows, a/c equipment, pipes components, and finishes may each have separate warranty terms.

Ask how service warranty demands are sent and how quickly they are addressed. Ask whether there is an 11-month warranty walk before the first year ends. Lots of homes experience minor settlement fractures, nail pops, door changes, caulk separation, or seasonal motion during the very first year. A structured service warranty procedure assists handle these products efficiently.

Also ask what is not covered. Homeowner upkeep matters. Caulking, grading, filter modifications, humidity control, rain gutter cleaning, and appropriate usage of ventilation fans all affect efficiency. An expert builder must explain upkeep obligations without utilizing them as an excuse to avoid legitimate guarantee work.

The warranty discussion reveals the builder's attitude after last payment. You want a builder who stays 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.