

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 jobs where personal taste, family routines, land conditions, financing, engineering, and craftsmanship all satisfy in the very 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 wrong builder can make even a generous budget feel strained and a gorgeous strategy feel exhausting.

Most property owners know to ask about rate, schedule, and past work. Those concerns matter, however they only scratch the surface. The much better concerns expose how a builder believes, how they communicate when something goes wrong, how they handle allowances, how they choose 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 built on paperwork, decision-making, trust, and the day-to-day practices of the people handling the job. Before you sign an agreement, slow the process down enough to ask the questions that separate a polished sales pitch from a capable building operation.

Are you the right type of builder for this home?

Not every home builder is the ideal fit for every custom job. Some builders concentrate on production homes with minimal personalization. Some concentrate on high-end custom homes with architects, engineers, designers, and complicated finish schedules. Others sit somewhere in between, offering semi-custom plans with versatile layouts and surface packages.

The very first concern is not merely, "Can you construct this?" The majority of skilled builders can state yes to a wide variety of tasks. The much better concern is, "How often do you develop homes like this, at this level of intricacy, in this location?"

A hillside home with retaining walls, a long driveway, and stormwater requirements is a different project from a flat-lot build in a developed neighborhood. A modern-day home with big glass openings, flush baseboards, hidden rain gutters, and tight trim exposes needs various supervision than a conventional home with standard housing and traditional rooflines. A rural develop with well, septic, lp, and utility extensions includes various dangers than a metropolitan infill task where gain access to, noise, staging, and area rules become major constraints.

Ask the builder to stroll you through 2 or three equivalent homes they have actually completed. Similar methods similar in scope, not just similar in square video. A 4,000-square-foot home can be simple or incredibly intricate depending on the website, architecture, mechanical systems, and finish level. If your prepared home includes a chef's kitchen, aging-in-place restroom style, elevator, separated shop, pool home, 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 bring in specialty assistance. That honesty matters. The builder who declares every job is simple might not be looking closely enough.

What role will you play throughout design?

Some homeowners hire a designer first, complete the plans, and then bring builders in to bid. Others choose a design-build technique, where the builder and design team interact from the beginning. Both can work, but the timing alters the outcome.

When a builder is involved early, they can comment on expense, constructability, preparations, and site logistics before the drawings are completed. That can prevent expensive redesign later on. For instance, a homeowner may fall for a wall of folding glass doors till they find out the structural steel, drainage detailing, and item cost push that single feature far beyond the budget. Early builder input does not imply deserting the style. It implies 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 include. Some builders provide rough budgeting from schematic illustrations, review architectural strategies, recommend engineers, aid assess land, and produce initial schedules. Others just price a completed strategy set.

The secret is clarity. If you expect the builder to guide design choices, identify cost-saving options, and attend meetings with your architect, that work has worth and must be defined. A severe general contractor will typically charge for meaningful preconstruction services, specifically on a true custom home. Free estimating based upon incomplete drawings typically leads to unclear numbers, missed out on information, and aggravation 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 proposal. It should be a living document with enough detail to reveal what is included, what is presumed, what is excluded, and what remains undecided.

One of the most common problems in new home construction is the space in between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for a product not totally picked at agreement time, such as tile, lighting, devices, plumbing components, cabinets hardware, or landscaping.

Allowances are not inherently bad. They are often necessary. The problem comes when they are unrealistically low.

A kitchen device allowance of \$12,000 may be reasonable for one home and completely inadequate for another. A lighting allowance can disappear quickly when decorative fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and wise controls are all consisted of. Tile is another location where house owners are typically surprised. The cost distinction between a simple 12-by-24 porcelain tile and a handmade zellige tile affects not only material expense, but also labor, design time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, past jobs, supplier quotes, or generic placeholders? Will you receive a line-item budget? How often is it updated? What happens if choices exceed the allowance? Will you see billings or supplier confirmations?

The finest builders welcome budget plan conversations because they know money becomes more psychological when it is unclear. If a proposal is much lower than others, do not presume you discovered a bargain. Ask what is missing. Low bids can originate from performance, but they can also originate from incomplete scopes, thin allowances, omitted website work, or presumptions that will appear later on as alter orders.

Who will really manage the job?

The person who sells the job might not be the person 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 when construction begins. Will there be a devoted job supervisor? A site superintendent? How typically will that individual be on site? The number of other jobs will they be managing at the exact same time?

Custom homes need close guidance because small decisions accumulate quickly. Framing details affect window alignment. Window setup affects flashing. Flashing affects siding and interior drywall. Mechanical goes after impact ceiling heights. Cabinet designs impact electrical rough-in. If no one is collaborating those information, the house owner may not see the consequences up until it is expensive to repair them.

A qualified remodeling contractor or custom builder understands sequencing. They know when the plumbing professional needs final component specs, when the cabinet shop needs **Home builder Vision Building and Renovation** home appliance cut sheets, when the electrical contractor needs lighting choices, and when the tile installer needs niche places and drain choices. The house owner does not require to handle every trade, but somebody does.

I have seen tasks remain calm through hard weather, delayed materials, and design modifications due to the fact that the superintendent kept tidy notes and held trades accountable. I have also seen easy tasks become chaotic since no one owned the schedule. Management is not paperwork 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 with schedules, selections, photos, change orders, and messages in one place. Others rely on e-mail, call, and weekly conferences. Either approach can work *Custom home builder* if it is consistent and documented.

Ask how typically you will receive updates. Weekly is common for custom homes, though active stages might require more regular contact. Ask whether meetings happen on site, by video, or at the builder's office. Ask how

decisions are tape-recorded. A spoken approval in the driveway might feel effective, but 6 weeks later on nobody may remember whether the powder space faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder handles problem. Every knowledgeable builder has had a footing inspection postponed by rain, a backordered window, a failed compaction test, a framing dispute, or a trade error. The issue is not whether issues will take place. They will. The issue is whether the builder reports them immediately, provides alternatives, discusses cost and schedule effect, and files the decision.

A homeowner must also be truthful about their own interaction needs. If you desire comprehensive descriptions and time to examine selections, state so. If you take a trip frequently, develop who can approve urgent products. If both partners or partners should authorize modifications, tell the builder before the first modification order. Good communication is a shared discipline.

What is included in your contract?

A custom home contract need to specify enough that both celebrations comprehend the deal. It should specify the scope of work, agreement rate or prices method, payment schedule, allowances, exclusions, change order procedure, insurance coverage requirements, conflict resolution, guarantee terms, and estimated schedule.

There are numerous typical rates structures. A fixed-price contract offers the homeowner a defined cost for a defined scope, though changes and allowances can still impact the final cost. A cost-plus agreement charges the real expense of work plus a builder cost or percentage. Some builders use a hybrid method, especially when strategies are detailed however specific selections or website conditions remain open.

No pricing technique is immediately best. Fixed-price contracts can offer expense certainty, but the builder needs to include enough contingency to cover danger. Cost-plus agreements can be transparent, however they need trust, documentation, and clear meanings of reimbursable expenses. What matters is whether the technique suits the task and whether you comprehend how the builder makes money.

Before signing, ask these agreement questions in plain language:

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

That is the first of just a few moments while doing so when you have maximum utilize and minimum expense exposure. Use it. If a contract is vague, request information in writing. A professional builder will not be upset by mindful review. They will usually prefer it due to the fact that obscurity develops conflict later.

Are you licensed, insured, and correctly gotten approved for this jurisdiction?

Licensing requirements differ by state, county, and town. Some areas require a general contractor license. Others have registration systems or different requirements for plumbing, electrical, A/C, septic, or specialized trades. Do not presume a builder is appropriately certified due to the fact that they have a website, a truck, or a portfolio.

Ask for proof of licensing where applicable. Ask for general liability insurance coverage and employees' payment coverage. If subcontractors are used, ask how the builder verifies their insurance. If the task includes structural

engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another location where experience matters. A builder familiar with the regional structure department typically understands the common review problems, examination expectations, and documentation requirements. That does not mean they get unique treatment. It implies they know **Home builder** how to submit complete details and prevent preventable delays.

For rural or uncommon websites, inquire about ecological restrictions, gain access to permits, energy easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can bring hidden expenses. Rock excavation, long energy runs, poor drainage, extensive soil, tree defense, and septic limitations can alter a budget significantly. The right builder will encourage due diligence before you commit too deeply.

Can I consult with recent customers, not simply your favorite clients?

References matter, however curated recommendations have limits. Every builder can usually produce a few pleased clients. Ask for current clients whose jobs resemble yours. If possible, ask for one customer whose home was completed at least a year back. A house owner's perspective modifications after they have lived through a full cycle of seasons, utilized the HVAC system heavily, watched drainage throughout storms, and called the builder for warranty items.

When you speak to recommendations, listen for specifics. Did the builder return calls? Was the task site organized? Were billings clear? Did the last expense line up with expectations? How did the builder manage mistakes? Would they work with the exact same builder again?

The most beneficial referral conversations often consist of a time out before the answer. No task is best. If a previous client states, "We had a few issues with cabinet delivery, but the builder told us early and worked around it," that is a reputable favorable sign. If every response sounds rehearsed, keep digging.



You can also ask providers and trade partners, thoroughly and respectfully, about a builder's reputation. Lumberyards, cabinet stores, window suppliers, and specialized trades typically understand which builders pay on

time, schedule reasonably, and deal with people well. A builder who preserves strong trade relationships is most likely to get responsive service when the market is busy.

How do you select and manage subcontractors?

Most custom homes are built by a network of knowledgeable trades. The builder collaborates excavation, concrete, framing, roof, plumbing, electrical, HVAC, insulation, drywall, trim, cabinetry, tile, flooring, painting, and more. Even builders with in-house teams rely on subcontractors for specialized work.

Ask whether the builder uses the very same subcontractors regularly or bids every task to the lowest available trade. Consistent trade relationships frequently produce much better quality and smoother scheduling. Trades who know a builder's requirements are most likely to prepare ahead and fix concerns rapidly. Lowest-bid trade selection might minimize in advance expense, however it can increase supervision demands and quality risk.

That stated, loyalty needs to not suggest complacency. Ask how the builder evaluates trade performance. Do they check work before requiring municipal examinations? Do they keep back payment till punch items are fixed? Do they need trades to safeguard finished surfaces? Do they enforce job-site cleanliness and safety?



The quality of a home depends heavily on what gets concealed. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor fastening are not glamorous, but they shape toughness and comfort. A builder who only discusses countertops and cabinet finishes might not be focused enough on the building envelope and mechanical systems.

How do you handle selections and deadlines?

Selections are where lots of custom home schedules waste time. Property owners typically believe finishes can be picked later, and often they can. But "later on" arrives faster than expected.

Windows may require to be purchased before framing begins. Pipes valves need to be picked before rough-in. Home appliance specifications affect cabinet design, electrical circuits, gas lines, ventilation, and sometimes

framing. Tile options affect shower design, drain placement, specific niche sizing, and shift information. Exterior products impact weather barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It must show when decisions are required, not simply when products are installed. A bath tub may be installed months before the restroom looks finished. A variety might not arrive till near the end, but the cabinet maker and electrician require its requirements much earlier.

This is particularly crucial if your dream home includes functions inspired by a kitchen remodel or bathroom remodel you have admired online. Pictures hardly ever reveal the preparations and coordination behind the finished space. A large-format porcelain shower, for example, might need a specialty installer, stronger substrate planning, and careful component positioning. A built-in fridge requires exact opening measurements and ventilation clearances. A custom variety hood might require early coordination between cabinetry, A/C, and electrical trades.

A builder with a disciplined selection procedure will safeguard you from rushed choices. They might ask you to choose items earlier than you expected. That is not pressure. It is schedule management.

What occurs when we change our minds?

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

Some modifications are owner-driven, such as updating countertops, including built-ins, broadening a patio area, or picking various floor covering. Others originate from field conditions, code requirements, item schedule, or design disputes. Each change needs to be recorded with a description, cost, schedule effect, and approval before work profits whenever possible.

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

Timing matters. Moving a wall on paper may be inexpensive. Moving it after framing, electrical rough-in, pipes, and HVAC work may trigger several trades and inspection delays. A builder must have the ability to explain those causal sequences without sounding defensive.

It is fair for house owners to alter their minds. It is likewise reasonable for builders to charge for the time and work required. The healthiest tasks deal with changes as organization decisions, not individual conflicts.

How do you secure quality throughout the build?

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

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

A good builder has internal checkpoints. They may examine foundation dimensions before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and walk cabinetry before countertops are templated. They may utilize blower door testing, duct leak testing, or third-party envelope evaluations depending upon the home and regional energy requirements.

You do not require to become a construction specialist, but you must ask how quality is determined. If the answer is "we use great people," keep asking. Great individuals still require standards, guidance, and accountability.

How do you manage energy performance and comfort?

A custom home must do more than look excellent on move-in day. It needs to live well. Comfort depends upon insulation, air sealing, window performance, heating and cooling design, moisture management, ventilation, and orientation. These aspects are frequently less visible than floor covering or countertops, however they form day-to-day satisfaction.

Ask whether the a/c system is developed utilizing proper load calculations instead of rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces damp or irregular. Small systems battle during temperature level extremes. Ask how fresh air ventilation is dealt with, especially in tighter homes. Ask about insulation types, air sealing approaches, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades involve trade-offs. Triple-pane windows might make sense in some environments and budget plans, while top quality double-pane windows with much better air sealing might deliver more value elsewhere. Spray foam insulation can carry out well when set up correctly, but it must be paired with proper ventilation and wetness preparation. Solar preparedness might deserve going over even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will help focus on based upon environment, spending plan, style, and long-term strategies. The objective is a home that feels peaceful, dry, effective, and comfy, not just one that checks a marketing box.

What does the warranty really cover?

Every builder speak about backing up their work. Ask what that means in writing.

A new custom home typically consists of service warranties on workmanship, products, systems, and structural elements, but terms differ widely. Some guarantees are provided directly by the builder. Others come from makers or subcontractors. Devices, roof, windows, a/c equipment, plumbing components, and surfaces might each have different guarantee terms.

Ask how guarantee demands are sent and how quickly they are attended to. Ask whether there is an 11-month service warranty walk before the very first year ends. Many homes experience minor settlement cracks, nail pops, door adjustments, caulk separation, or seasonal motion during the very first year. A structured warranty procedure helps manage these items efficiently.

Also ask what is not covered. Homeowner upkeep matters. Caulking, grading, filter changes, humidity control, gutter cleaning, and correct usage of ventilation fans all affect performance. An expert builder should discuss maintenance duties without using them as a reason to avoid legitimate guarantee work.

The guarantee discussion reveals the builder's mindset after final payment. You desire a builder who stays organized and responsive when [Vision Building and Renovation General contractor](#) the enjoyment 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.