

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 projects where individual taste, family regimens, land conditions, funding, engineering, and workmanship all meet in the exact same place. A great 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 even a generous spending plan feel stretched and a beautiful plan feel exhausting.

Most property owners know to ask about rate, schedule, and past work. Those concerns matter, but they only scratch the surface. The better concerns reveal how a builder believes, how they communicate when something goes wrong, how they deal with allowances, how they pick subcontractors, and whether they are truly matched for your kind of new home construction.

A dream home is not built on optimism alone. It is constructed on documentation, decision-making, trust, and the daily practices of individuals handling the task. Before you sign a contract, slow the process down enough to ask the questions that separate a polished sales pitch from a capable structure operation.

Are you the right type of builder for this home?

Not every home builder is the best suitable for every custom project. Some builders specialize in production homes with minimal customization. Some concentrate on high-end custom homes with designers, engineers, designers, and complex finish schedules. Others sit someplace in between, using semi-custom plans with versatile layouts and finish packages.



The very first concern is not merely, "Can you develop this?" A lot of knowledgeable builders can say yes to a vast array of tasks. The much better concern is, "How typically do you construct homes like this, at this level of complexity, in this area?"

A hillside home with maintaining walls, a long driveway, and stormwater requirements is a different task from a flat-lot build in a developed neighborhood. A modern home with big glass openings, flush baseboards, hidden rain gutters, and tight trim exposes needs various supervision than a standard home with standard case and conventional rooflines. A rural develop with well, septic, propane, and utility extensions involves different threats than a city infill project where access, sound, staging, and community guidelines end up being significant constraints.

Ask the builder to stroll you through two or three comparable homes they have actually finished. Comparable means comparable in scope, not simply comparable in square video footage. A 4,000-square-foot home can be straightforward or incredibly complex depending on the site, architecture, mechanical systems, and finish level. If your prepared home includes a chef's kitchen, aging-in-place restroom design, elevator, detached store, swimming pool house, or accessory home system, ask specifically about those features.

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

What function will you play throughout design?

Some property owners work with an architect initially, complete the plans, and then bring builders in to bid. Others select a design-build method, where the builder and design team work together from the beginning. Both can work, however the timing alters the outcome.

When a builder is involved early, they can comment on cost, constructability, lead times, and website logistics before the drawings are finished. That can prevent costly redesign later. For example, a house owner may fall in love with a wall of folding glass doors up until they learn the structural steel, drain detailing, and item expense

push that single feature far beyond the budget. Early builder input does not suggest abandoning the style. It suggests understanding the cost of decisions while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services include. Some builders supply rough budgeting from schematic drawings, evaluation architectural plans, recommend engineers, aid assess land, and create initial schedules. Others just price a completed strategy set.

The key is clearness. If you anticipate the builder to assist style decisions, determine cost-saving alternatives, and participate in conferences with your designer, that work has worth and should be defined. A major general contractor will usually charge for meaningful preconstruction services, especially on a real custom home. Free estimating based upon incomplete illustrations typically results in unclear numbers, missed details, and disappointment later.

How do you establish the budget?

A custom home budget should not be a single number composed at the bottom of a proposition. It should be a living document with sufficient detail to show what is included, what is assumed, what is excluded, and what remains undecided.

One of the most common problems in new home construction is the space in between a house owner'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, appliances, pipes fixtures, cabinetry hardware, or landscaping. Allowances are not naturally bad. They are often essential. The problem comes when they are unrealistically low.

A kitchen device allowance of \$12,000 might be affordable for one home and entirely inadequate for another. A lighting allowance can disappear quickly when ornamental fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and clever controls are all consisted of. Tile is another area where property owners are frequently shocked. The expense distinction 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 mentioned expectations, past projects, supplier quotes, or generic placeholders? Will you get a line-item spending plan? How typically is it updated? What occurs if choices go beyond the allowance? Will you see invoices or supplier confirmations?

The best builders welcome spending plan discussions since they know money becomes more emotional when it is unclear. If a proposition is much lower than others, do not presume you discovered a deal. Ask what is missing out on. Low bids can come from efficiency, however they can likewise originate from incomplete scopes, thin allowances, omitted website work, or presumptions that will appear later on as change orders.

Who will really manage the job?

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

Ask who your everyday contact will be once construction begins. Will there be a devoted project manager? A website superintendent? How frequently will that person be on website? How many other tasks will they be managing at the very same time?

Custom homes need close guidance because small choices accumulate rapidly. Framing details affect window alignment. Window setup impacts flashing. Flashing impacts siding and interior drywall. Mechanical chases after

affect ceiling heights. Cabinet layouts affect electrical rough-in. If nobody is coordinating those details, the house owner might not see the consequences until it is costly to repair them.

A qualified remodeling contractor or custom builder understands sequencing. They know when the plumber needs final component specifications, when the cabinet store requires appliance cut sheets, when the electrician needs lighting choices, and when the tile installer requires niche areas and drain options. The homeowner does not require to handle every trade, but someone does.

I have seen projects stay calm through difficult weather, postponed materials, and design changes due to the fact that the superintendent kept tidy notes and held trades responsible. I have actually also seen basic projects become chaotic because nobody owned the schedule. Management is not paperwork for its own sake. It is the difference in between momentum and drift.

How do you interact during construction?

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

Ask how frequently you will receive updates. Weekly prevails for custom homes, though active stages might require more frequent contact. Ask whether conferences happen on website, by video, or at the builder's office. Ask how choices are taped. A spoken approval in the driveway may feel effective, however six weeks later no one may remember whether the powder room faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder manages problem. Every skilled builder has actually had a footing evaluation delayed by rain, a backordered window, a failed compaction test, a framing dispute, or a trade error. The problem is not whether problems will take place. They will. The concern is whether the builder reports them immediately, provides options, describes cost and schedule effect, and files the decision.

A homeowner should also be sincere about their own communication requirements. If you want comprehensive explanations and time to examine choices, state so. If you travel often, establish who can approve immediate items. If both partners or partners must approve changes, tell the builder before the first change order. Good interaction is a shared discipline.

What is consisted of in your contract?

A custom home agreement should be specific enough that both celebrations comprehend the deal. It needs to specify the scope of work, contract rate or pricing method, payment schedule, allowances, exclusions, change order process, insurance requirements, dispute resolution, guarantee terms, and approximated schedule.

There are several typical prices structures. A fixed-price contract offers the homeowner a defined rate for a specified scope, though changes and allowances can still impact the final expense. A cost-plus agreement charges the real expense of work plus a builder fee or percentage. Some builders use a hybrid method, specifically when plans are in-depth however certain selections or site conditions remain open.

No rates approach is automatically best. Fixed-price agreements can supply expense certainty, but the builder should include enough contingency to cover danger. Cost-plus contracts can be transparent, however they require trust, documentation, and clear meanings of reimbursable costs. What matters is whether the method fits the project and whether you understand how the builder makes money.

Before signing, ask these agreement questions in plain language:

1. What precisely is included in the rate, and what is excluded?
2. How are allowances managed if we invest basically than the allocated amount?
3. What markup applies to change orders, products, and subcontractor work?
4. What documents will we get with each payment request?
5. What occurs if concealed conditions or code requirements increase the scope?

That is the first of only a few moments while doing so when you have optimal leverage and minimum expense direct exposure. Utilize it. If a contract is unclear, request explanation in composing. A professional builder will not be offended by cautious evaluation. They will normally choose it since uncertainty creates dispute later.

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

Licensing requirements differ by state, county, and town. Some locations require a general contractor license. Others have registration systems or separate requirements for pipes, electrical, HEATING AND COOLING, septic, or specialized trades. Do not assume a builder is properly qualified because they have a site, a truck, or a portfolio.



Ask for evidence of licensing where appropriate. Request for general liability insurance and employees' payment protection. If subcontractors are utilized, ask how the builder confirms their insurance. If the job includes structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another area where experience matters. A builder acquainted with the regional structure department typically understands the typical review problems, evaluation expectations, and paperwork requirements. That does not indicate they get special treatment. It suggests they know how to send complete details and avoid preventable delays.

For rural or uncommon sites, ask about ecological restraints, access permits, utility easements, driveway grades, fire department requirements, and soil conditions. A beautiful lot can bring hidden expenses. Rock excavation, long energy runs, poor drain, extensive soil, tree security, and septic restrictions can change a spending plan drastically. The ideal builder will encourage due diligence before you commit too deeply.

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

References matter, but curated recommendations have limits. Every builder can usually produce a few delighted customers. Request for current clients whose jobs resemble yours. If possible, ask for one customer whose home was finished at least a year ago. A homeowner's viewpoint modifications after they have actually endured a full cycle of seasons, used the heating and cooling system greatly, viewed drain throughout storms, and contacted the builder for service warranty items.

When you speak to recommendations, listen for specifics. Did the builder return calls? Was the job website organized? Were billings clear? Did the final cost line up with expectations? How did the builder handle errors? Would they work with the same builder again?

The most beneficial recommendation discussions often consist of a time out before the answer. No project is best. If a past client says, "We had a few issues with cabinet shipment, but the builder informed us early and worked around it," that is a trustworthy favorable indication. If every answer sounds rehearsed, keep digging.

You can likewise ask providers and trade partners, thoroughly and respectfully, about a builder's credibility. Lumberyards, cabinet stores, window providers, and specialty trades often understand which builders pay on time, schedule realistically, and deal with individuals well. A builder who keeps 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 competent trades. The builder collaborates excavation, concrete, framing, roof, pipes, electrical, HEATING AND COOLING, insulation, drywall, trim, cabinetry, tile, flooring, painting, and more. Even builders with internal crews rely on subcontractors for specialized work.

Ask whether the builder utilizes the exact same subcontractors routinely or bids every task to the most affordable offered trade. Constant trade relationships frequently produce better quality and smoother scheduling. Trades who know a builder's standards are most likely to prepare ahead and remedy issues quickly. Lowest-bid trade selection might minimize in advance cost, however it can increase guidance needs and quality risk.

That said, commitment ought to not suggest complacency. Ask how the builder examines trade performance. Do they check work before calling for local examinations? Do they hold back payment up until punch products are resolved? Do they require trades to secure finished surface areas? Do they implement job-site cleanliness and safety?

The quality of a home depends heavily on what gets covered. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor fastening are not glamorous, but they form sturdiness and convenience. A builder who just speaks about countertops and cabinet finishes may not be focused enough on the structure envelope and mechanical systems.

How do you handle choices and deadlines?

Selections are where lots of custom home schedules waste time. Homeowners frequently think surfaces can be picked later, and in some cases they can. But "later" arrives faster than expected.

Windows may need to be bought before framing begins. Pipes valves must be picked before rough-in. Appliance requirements affect cabinet design, electrical circuits, gas lines, ventilation, and often framing. Tile choices impact shower layout, drain positioning, specific niche sizing, and shift details. Outside products affect weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It should show when choices are required, not simply when items are installed. A bath tub might be set up months before the bathroom looks finished. A variety might not show up until near completion, but the cabinet maker and electrician require its specs much earlier.

This is especially crucial if your dream home consists of features inspired by a kitchen remodel or bathroom remodel you have actually admired online. Pictures rarely reveal the lead times and coordination behind the completed space. A large-format porcelain shower, for instance, may require a specialty installer, stronger substrate planning, and cautious fixture placement. A built-in refrigerator needs exact opening dimensions and ventilation clearances. A custom range hood may require early coordination between cabinetry, HVAC, and electrical trades.

A builder with a disciplined choice process will secure you from hurried choices. They might ask you to select products 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 building. The goal is not to eliminate them completely. The goal is to manage them clearly.

Some modifications are owner-driven, such as upgrading countertops, including built-ins, expanding an outdoor patio, or selecting different floor covering. Others originate from field conditions, code requirements, item accessibility, or style disputes. Each change needs to be documented with a description, expense, schedule impact, and approval before work profits whenever possible.

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

Timing matters. Moving a wall on paper may be inexpensive. Moving it after framing, electrical rough-in, plumbing, and HVAC work may activate several trades and inspection delays. A builder ought to be able to describe those ripple effects without sounding defensive.

It is fair for homeowners to alter their minds. It is also fair for builders to charge for the time and work needed. The healthiest jobs treat changes as service decisions, not personal conflicts.

How do you safeguard quality throughout the build?

Quality control should not be reserved for the final punch list. By then, lots of essential details are concealed behind drywall, siding, tile, or paint.

Ask the builder what evaluations they carry out beyond needed municipal assessments. Building inspectors examine code compliance, however code is the minimum legal requirement, not a custom quality benchmark. A home can pass examination and still have careless finish work, weak air sealing, poor tile layout, or irregular trim reveals.

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

You do not need to end up being a construction specialist, however you should ask how quality is determined. If the answer is "we utilize great people," keep asking. Great people still need standards, guidance, and accountability.

How do you manage energy performance and comfort?

A custom home should do more than look good on move-in day. It must live well. Comfort depends upon insulation, air sealing, window efficiency, a/c style, moisture management, ventilation, and orientation. These aspects are frequently less noticeable than floor covering or countertops, but they shape daily satisfaction.

Ask whether the HVAC system is developed utilizing appropriate load estimations rather than rule-of-thumb sizing. Oversized systems can short-cycle, leaving rooms damp or unequal. Small systems battle during temperature extremes. Ask how fresh air ventilation is managed, particularly in [General contractor](#) tighter homes. Inquire about insulation types, air sealing approaches, attic style, basement or crawl space conditioning, and window specifications.

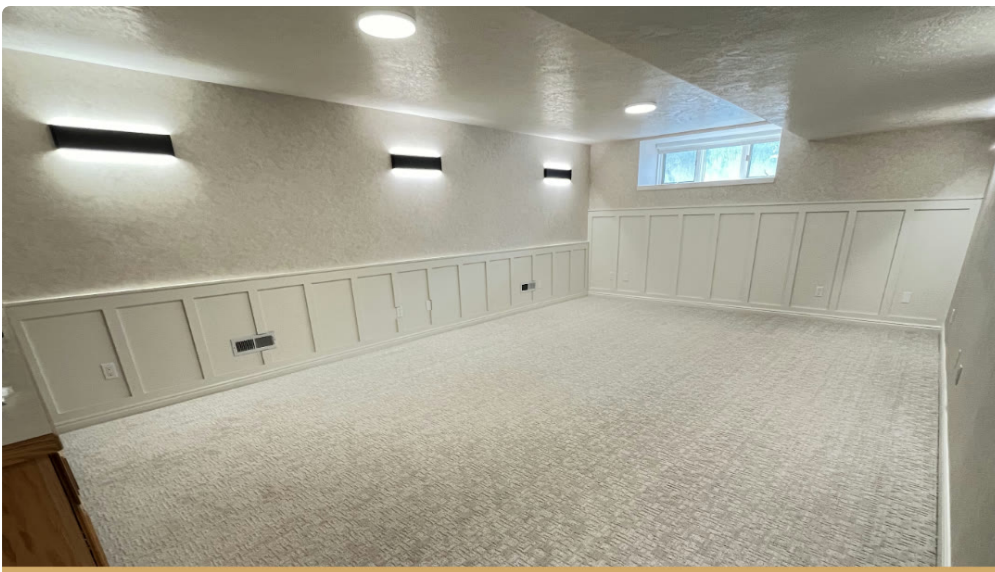
Energy upgrades include trade-offs. Triple-pane windows may make good sense in some climates and budgets, while premium double-pane windows with better air sealing may deliver more worth elsewhere. Spray foam insulation can perform well when set up correctly, however it should be coupled with proper ventilation and moisture preparation. Solar preparedness may be worth discussing even if panels are not installed immediately.

A thoughtful builder will not press every upgrade. They will assist focus on based on environment, budget, style, and long-lasting strategies. The goal is a home that feels peaceful, dry, effective, and comfy, not just one that inspects a marketing box.

What does the service warranty actually cover?

Every builder speak about guaranteeing their work. Ask what that indicates in writing.

A new custom home normally consists of service warranties on workmanship, products, systems, and structural aspects, but terms differ extensively. Some warranties are provided straight by the builder. Others come from makers or subcontractors. Devices, roof, windows, a/c equipment, pipes components, and surfaces may each have separate warranty terms.



CUSTOM WALL PANELING



Ask how service warranty requests are sent and how quickly they are dealt with. Ask whether there is an 11-month guarantee walk before the first year ends. Many homes experience minor settlement cracks, nail pops, door modifications, caulk separation, or seasonal movement during the very first year. A structured guarantee procedure 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 correct usage of ventilation fans all affect efficiency. An expert builder needs to discuss upkeep obligations without using them as an excuse to prevent 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 a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.