

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 few tasks where individual taste, family regimens, land conditions, financing, engineering, and craftsmanship all meet in the same place. An excellent custom home builder can turn those moving parts into a home that feels unavoidable, as if it constantly belonged on that lot. The incorrect builder can make even a generous budget feel stretched and a lovely strategy feel exhausting.

Most house owners understand to ask about cost, schedule, and past work. Those concerns matter, however they just scratch the surface. The better concerns expose how a builder thinks, how they communicate when something goes wrong, how they deal with allowances, how they select subcontractors, and whether they are genuinely matched for your kind of new home construction.

A dream home is not developed on optimism alone. It is built on documentation, decision-making, trust, and the daily habits of the people managing the job. Before you sign a contract, slow the procedure down enough to ask the concerns that separate a refined sales pitch from a capable building operation.

Are you the right type of builder for this home?

Not every home builder is the right suitable for every custom task. Some builders focus on production homes with restricted modification. Some focus on high-end custom homes with architects, engineers, designers, and complex surface schedules. Others sit somewhere in between, using semi-custom strategies with flexible designs and surface packages.

The very first question is not just, "Can you construct this?" Many experienced builders can state yes to a large range of tasks. The better concern is, "How often do you develop homes like this, at this level of complexity, in this area?"

A hillside home with retaining walls, a long driveway, and stormwater requirements is a various assignment from a flat-lot build in an industrialized subdivision. A contemporary home with big glass openings, flush baseboards, concealed gutters, and tight trim reveals needs different guidance than a standard home with standard case and standard rooflines. A rural build with well, septic, lp, and utility extensions involves different dangers than an urban infill project where access, sound, staging, and area rules become major constraints.

Ask the builder to walk you through two or 3 comparable homes they have finished. Equivalent methods comparable in scope, not simply similar in square footage. A 4,000-square-foot home can be uncomplicated or extremely complicated depending upon the site, architecture, mechanical systems, and surface level. If your planned home consists of a chef's kitchen, aging-in-place restroom style, elevator, separated store, pool home, or accessory residence 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 bring in specialized assistance. That honesty matters. The builder who claims every job is easy may not be looking closely enough.

What role will you play throughout design?

Some property owners employ an architect first, complete the plans, and after that bring builders in to bid. Others pick a design-build technique, where the builder and design group collaborate from the start. Both can work, however the timing changes the outcome.

When a builder is included early, they can discuss cost, constructability, lead times, and website logistics before the drawings are finished. That can prevent pricey redesign later on. For instance, a homeowner might fall in love with a wall of folding glass doors till they discover the structural steel, drainage detailing, and product cost push that single function far beyond the spending plan. Early builder input does not mean deserting the design. It suggests comprehending the expense of decisions while there is still time to adjust.

Ask whether the builder offers preconstruction services. If so, ask what those services include. Some builders provide rough budgeting from schematic illustrations, review architectural plans, suggest engineers, assistance assess land, and produce initial schedules. Others just price an ended up strategy set.

The secret is clarity. If you expect the builder to guide design decisions, determine cost-saving options, and attend meetings with your designer, that work has value and ought to be specified. A serious general contractor will usually charge for meaningful preconstruction services, particularly on a real custom home. Free estimating based upon incomplete illustrations often leads to unclear numbers, missed information, and disappointment later.

How do you establish the budget?

A custom home spending plan need to not be a single number written at the bottom of a proposal. It needs to be a living document with enough information to reveal what is consisted of, what is assumed, what is left out, and what remains undecided.

One of the most typical issues in new home construction is the space between a house owner's expectation and the builder's allowance. An allowance is a placeholder for an item not completely picked at agreement time, such

as tile, lighting, appliances, pipes components, kitchen cabinetry hardware, or landscaping. Allowances are not naturally bad. They are frequently required. The issue comes when they are unrealistically low.

A kitchen home appliance allowance of \$12,000 may be affordable for one home and completely inadequate for another. A lighting allowance can vanish quickly when decorative components, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and smart controls are all included. Tile is another location where homeowners are frequently stunned. The cost distinction in between a simple 12-by-24 porcelain tile and a handmade zellige tile affects not just material cost, but also labor, layout time, waste, and sometimes substrate preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, past projects, provider quotes, or generic placeholders? Will you get a line-item budget plan? How typically is it updated? What happens if selections exceed the allowance? Will you see invoices or provider confirmations?

The best builders welcome budget conversations because they understand cash becomes more psychological when it is unclear. If a proposal is much lower than others, do not assume you discovered a bargain. Ask what is missing out on. Low bids can come from efficiency, but they can likewise come from insufficient scopes, thin **Remodeling contractor** allowances, omitted site work, or presumptions that will appear later as alter orders.

Who will in fact manage the job?

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

Ask who your day-to-day contact will be as soon as construction begins. Will there be a dedicated task manager? A website superintendent? How frequently will that person be on website? How many other jobs will they be handling at the exact same time?

Custom homes require close supervision due to the fact that small decisions accumulate quickly. Framing details affect window alignment. Window installation impacts flashing. Flashing affects siding and interior drywall. Mechanical goes after affect ceiling heights. Cabinet designs impact electrical rough-in. If no one is collaborating those information, the property owner may not see the repercussions till it is expensive to repair them.

A proficient remodeling contractor or custom builder understands sequencing. They understand when the plumbing professional needs last component specifications, when the cabinet shop requires device cut sheets, when the electrical contractor needs lighting choices, and when the tile installer requires specific niche areas and drain options. The house owner does not require to handle every trade, however someone does.

I have seen jobs stay calm through difficult weather condition, delayed products, and style modifications since the superintendent kept tidy notes and held trades accountable. I have actually likewise seen easy tasks become disorderly because nobody owned the schedule. Management is not documentation 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 use construction management software application with schedules, selections, pictures, modification orders, and messages in one location. Others rely on e-mail, phone calls, and weekly conferences. Either method can work if it is consistent and documented.

Ask how frequently you will receive updates. Weekly prevails for custom homes, though active phases might need more frequent contact. Ask whether meetings take place on site, by video, or at the builder's office. Ask how choices are tape-recorded. A spoken approval in the driveway may feel efficient, however six weeks later on

nobody might keep in mind 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 experienced builder has actually had a footing examination delayed by rain, a backordered window, an unsuccessful compaction test, a framing conflict, or a trade error. The problem is not whether issues will **General contractor** happen. They will. The issue is whether the builder reports them immediately, uses alternatives, explains expense and schedule impact, and files the decision.

A house owner must also be honest about their own interaction needs. If you want detailed explanations and time to evaluate selections, say so. If you travel typically, establish who can authorize immediate products. If both partners or partners must authorize modifications, tell the builder before the first change order. Good interaction is a shared discipline.

What is included in your contract?

A custom home agreement must be specific enough that both celebrations understand the deal. It ought to specify the scope of work, contract cost or rates approach, payment schedule, allowances, exemptions, change order procedure, insurance coverage requirements, dispute resolution, warranty terms, and approximated schedule.

There are several typical pricing structures. A fixed-price contract provides the house owner a defined rate for a defined scope, though changes and allowances can still affect the last cost. A cost-plus contract charges the actual cost of work plus a builder charge or percentage. Some builders use a hybrid approach, particularly when plans are detailed but specific selections or website conditions remain open.

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

Before signing, ask these contract questions in plain language:

1. What exactly is included in the cost, and what is excluded?
2. How are allowances dealt with if we invest more or less than the budgeted amount?
3. What markup applies to alter orders, materials, 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 couple of moments in the process when you have optimal take advantage of and minimum expense exposure. Utilize it. If a contract is vague, request explanation in composing. A professional builder will not be angered by careful evaluation. They will usually prefer it due to the fact that ambiguity produces conflict later.

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

Licensing requirements vary 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 specialty trades. Do not presume a builder is effectively certified due to the fact that they have a website, a truck, or a portfolio.

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

Permitting is another area where experience matters. A builder familiar with the regional structure department frequently understands the typical evaluation concerns, inspection expectations, and paperwork requirements. That does not mean they get special treatment. It implies they know how to submit complete information and prevent preventable delays.

For rural or uncommon sites, inquire about environmental restraints, gain access to licenses, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring hidden expenses. Rock excavation, long energy runs, poor drain, extensive soil, tree defense, and septic restrictions can alter a spending plan drastically. The best builder will motivate due diligence before you devote too deeply.

Can I talk with recent customers, not just your preferred clients?

References matter, but curated referrals have limits. Every builder can generally produce a couple of happy clients. Ask for current customers whose jobs resemble yours. If possible, request one client whose home was completed at least a year ago. A property owner's point of view changes after they have actually endured a full cycle of seasons, utilized the HVAC system greatly, viewed drainage during storms, and got in touch with the builder for guarantee items.

When you talk with recommendations, listen for specifics. Did the builder return calls? Was the job website arranged? Were invoices clear? Did the final expense line up with expectations? How did the builder handle errors? Would they employ the very same builder again?

The most beneficial recommendation discussions typically include a time out before the response. No job is perfect. If a past customer says, "We had a few problems with cabinet shipment, but the builder informed us early and worked around it," that is a reputable favorable indication. If every answer sounds rehearsed, keep digging.

You can likewise ask providers and trade partners, carefully and respectfully, about a builder's reputation. Lumberyards, cabinet shops, window suppliers, and specialized trades typically understand which builders pay on time, schedule realistically, and deal with individuals well. A builder who maintains strong trade relationships is most likely to get responsive service when the market is busy.



How do you choose and manage subcontractors?

Most custom homes are constructed by a network of experienced trades. The builder coordinates excavation, concrete, framing, roofing, plumbing, electrical, HVAC, insulation, drywall, trim, cabinetry, tile, floor covering, painting, and more. Even builders with internal teams depend on subcontractors for specialized work.

Ask whether the builder uses the exact same subcontractors frequently or bids every job to the most affordable available trade. Constant trade relationships typically produce much better quality and smoother scheduling. Trades who understand a builder's requirements are more likely to plan ahead and fix problems rapidly. Lowest-bid trade selection may decrease in advance expense, however it can increase guidance needs and quality risk.

That stated, loyalty ought to not indicate complacency. Ask how the builder assesses trade performance. Do they inspect work before calling for local inspections? Do they hold back payment till punch items are resolved? Do they need trades to secure finished surface areas? Do they implement job-site tidiness and safety?

The quality of a home depends greatly on what gets covered. Flashing, air sealing, waterproofing, framing adapters, duct sealing, and subfloor attachment are not attractive, however they shape resilience and comfort. A builder who only speaks about countertops and cabinet surfaces may not be focused enough on the building envelope and mechanical systems.

How do you manage selections and deadlines?

Selections are where lots of custom home schedules waste time. Homeowners typically think surfaces can be picked later on, and sometimes they can. However "later" arrives faster than expected.



Windows may need to be purchased before framing starts. Pipes valves must be selected before rough-in. Home appliance requirements affect cabinet style, electrical circuits, gas lines, ventilation, and often framing. Tile options impact shower design, drain positioning, niche sizing, and shift information. Outside materials affect weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It should reveal when decisions are required, not just when products are installed. A tub might be set up months before the restroom looks finished. A range may not get here until near the end, however the cabinet maker and electrician require its specs much earlier.

This is particularly crucial if your dream home consists of functions inspired by a kitchen remodel or bathroom remodel you have appreciated online. Images seldom show the lead times and coordination behind the finished room. A large-format porcelain shower, for example, might need a specialized installer, stronger substrate

planning, and cautious fixture placement. An integrated fridge needs exact opening dimensions and ventilation clearances. A custom variety hood may require early coordination in between cabinets, HEATING AND COOLING, and electrical trades.

A builder with a disciplined choice procedure will safeguard you from hurried decisions. They may ask you to select items earlier than you expected. That is not pressure. It is schedule management.

What happens when we alter our minds?

Change orders are typical in custom building. The objective is not to remove them entirely. The goal is to manage them clearly.

Some modifications are owner-driven, such as updating counter tops, including built-ins, expanding an outdoor patio, or choosing different flooring. Others come from field conditions, code requirements, item accessibility, or design conflicts. Each modification ought to be documented with a description, expense, schedule effect, and approval before work profits whenever possible.

Ask how the builder prices alter orders. Exists a markup? Exists an administrative charge? Are credits handled at the same markup as additions? If a modification minimizes work, will you receive the complete cost savings minus documented costs already incurred, or is there a different formula?

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

It is reasonable for house owners to change their minds. It is likewise reasonable for builders to charge for the time and work required. The healthiest jobs treat modifications as company choices, not personal conflicts.



How do you secure quality throughout the build?

Quality control need to not be scheduled for the last punch list. By then, numerous essential details are concealed behind drywall, siding, tile, or paint.

Ask the builder what inspections they carry out beyond required local inspections. Building inspectors check code compliance, but code is the minimum legal requirement, not a custom quality benchmark. A home can pass inspection and still have careless surface work, weak air sealing, bad tile design, or irregular trim reveals.

An excellent builder has internal checkpoints. They may review structure dimensions before framing, confirm window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and walk kitchen cabinetry before countertops are templated. They might use blower door screening, duct leakage testing, or third-party envelope examinations depending upon the home and regional energy requirements.

You do not require to become a construction specialist, however you should ask how quality is determined. If the answer is "we utilize good people," keep asking. Excellent individuals still need standards, guidance, and accountability.

How do you deal with energy efficiency and comfort?

A custom home ought to do more than look excellent on move-in day. It must live well. Convenience depends upon insulation, air sealing, window efficiency, HVAC style, wetness management, ventilation, and orientation. These components are frequently less visible than flooring or counter tops, but they form everyday satisfaction.

Ask whether the a/c system is developed using proper load estimations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving spaces humid or irregular. Undersized systems struggle throughout temperature level extremes. Ask how fresh air ventilation is handled, particularly in tighter homes. Inquire 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 climates and budgets, while premium double-pane windows with better air sealing might provide more value somewhere else. Spray foam insulation can perform well when set up properly, however it should be coupled with appropriate ventilation and wetness planning. Solar preparedness might be worth discussing even if panels are not installed immediately.

A thoughtful builder will not press every upgrade. They will help focus on based on environment, spending plan, style, and long-term plans. The objective is a home that feels peaceful, dry, efficient, and comfortable, not simply one that inspects a marketing box.

What does the guarantee truly cover?

Every builder discuss backing up their work. Ask what that implies in writing.

A new custom home normally consists [trusted remodeling contractor](#) of warranties on craftsmanship, products, systems, and structural elements, but terms differ widely. Some service warranties are supplied straight by the builder. Others come from makers or subcontractors. Devices, roof, windows, HVAC equipment, pipes fixtures, and finishes may each have separate warranty terms.

Ask how service warranty requests are sent and how quickly they are resolved. Ask whether there is an 11-month guarantee walk before the very first year ends. Many homes experience minor settlement cracks, nail pops, door modifications, caulk separation, or seasonal movement throughout the first year. A structured guarantee procedure helps manage these products efficiently.

Also ask what is not covered. House owner upkeep matters. Caulking, grading, filter modifications, humidity control, rain gutter cleaning, and appropriate usage of ventilation fans all affect efficiency. An expert builder

should explain upkeep obligations without using them as an excuse to prevent genuine service warranty work.

The service warranty discussion exposes the builder's mindset after last payment. You desire a builder who remains orderly and responsive when the excitement 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: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 spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.