

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 few jobs where individual taste, family routines, land conditions, financing, engineering, and craftsmanship all satisfy in the same place. An excellent custom home builder can turn those moving parts into a home that feels inevitable, as if it always belonged on that lot. The wrong builder can make a generous spending plan feel stretched and a gorgeous plan feel exhausting.

Most house owners know to ask about cost, schedule, and past work. Those questions matter, but they only scratch the surface. The better questions reveal how a builder thinks, how they interact when something fails, how they deal with allowances, how they select subcontractors, and whether they are genuinely matched for your type of new home construction.

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

Are you the best kind of builder for this home?

Not every home builder is the ideal suitable for every custom project. Some builders focus on production homes with minimal personalization. Some concentrate on high-end custom homes with architects, engineers, designers, and complex surface schedules. Others sit somewhere in between, using semi-custom plans with flexible designs and surface packages.

The very first concern is not simply, "Can you construct this?" A lot of experienced builders can say yes to a wide variety 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 maintaining walls, a long driveway, and stormwater requirements is a different project from a flat-lot integrate in an industrialized subdivision. A modern home with big glass openings, flush baseboards, concealed rain gutters, and tight trim reveals needs different supervision than a standard home with basic case and standard rooflines. A rural develop with well, septic, lp, and utility extensions involves various risks than an urban infill project where gain access to, sound, staging, and community rules become significant constraints.

Ask the builder to walk you through two or three equivalent homes they have actually completed. Comparable ways similar in scope, not simply comparable in square video footage. A 4,000-square-foot home can be uncomplicated or very intricate depending on the website, architecture, mechanical systems, and surface level. If your prepared home includes a chef's kitchen, aging-in-place restroom design, elevator, separated store, swimming pool home, or accessory residence system, ask particularly 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 sincerity matters. The builder who declares every job is easy may not be looking closely enough.

What function will you play throughout design?

Some homeowners work with a designer first, complete the strategies, and then bring builders in to bid. Others choose a design-build method, where the builder and style group collaborate from the beginning. Both can work, but the timing changes the outcome.

When a builder is included early, they can talk about expense, constructability, lead times, and site logistics before the drawings are finished. That can prevent pricey redesign later on. For example, a house owner might fall for a wall of folding glass doors until they learn the structural steel, drain detailing, and product expense push that single feature far beyond the spending plan. Early builder input does not mean deserting the design. It suggests understanding the expense of choices while there is still time to adjust.

Ask whether the builder offers preconstruction services. If so, ask what those services include. Some builders offer rough budgeting from schematic drawings, evaluation architectural strategies, suggest engineers, assistance evaluate land, and create preliminary schedules. Others just price a completed strategy set.

The key is clearness. If you expect the builder to guide style decisions, identify cost-saving options, and go to meetings with your architect, that work has worth and must be specified. A severe general contractor will generally charge for meaningful preconstruction services, specifically on a real custom home. Free approximating based upon insufficient drawings often leads to unclear numbers, missed out on information, and disappointment later.

How do you establish the budget?

A custom home budget plan ought to not be a single number composed at the bottom of a proposal. It ought to be a living document with enough information to show what is included, what is assumed, what is left out, and what remains undecided.

One of the most common issues in new home construction is the space in between a property owner's expectation and the builder's allowance. An allowance is a placeholder for an item not fully chosen at agreement

time, such as tile, lighting, appliances, pipes components, cabinets hardware, or landscaping. Allowances are not naturally bad. They are typically needed. The problem comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 may be sensible for one home and entirely insufficient for another. A lighting allowance can disappear rapidly when ornamental fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and smart controls are all consisted of. Tile is another location where homeowners are often stunned. The cost distinction in between a simple 12-by-24 porcelain tile and a handmade zellige tile affects not just material cost, but likewise labor, layout time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, past jobs, supplier quotes, or generic placeholders? Will you get a line-item budget plan? How frequently is it updated? What takes place if selections exceed the allowance? Will you see billings or supplier confirmations?

The finest builders welcome budget plan discussions since they know cash becomes more psychological when it is uncertain. If a proposal is much lower than others, do not assume you found a bargain. Ask what is missing out on. Low quotes can come from effectiveness, however they can also originate from insufficient scopes, thin allowances, left out website work, or presumptions that will surface later as change orders.

Who will actually manage the job?

The individual who sells the task may not be the individual who runs it. That is not always an issue, however you need to know the structure before work begins.

Ask who your daily contact will be once construction begins. Will there be a dedicated job supervisor? A site superintendent? How typically will that individual be on website? How many other jobs will they be managing at the exact same time?

Custom homes require close supervision due to the fact that small choices accumulate rapidly. Framing details affect window alignment. Window installation impacts flashing. Flashing impacts siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet designs affect electrical rough-in. If no one is coordinating those information, the house owner might not see the effects up until it is expensive to repair them.

A skilled remodeling contractor or custom builder comprehends sequencing. They know when the plumbing professional requires last component specs, when the cabinet store needs appliance cut sheets, when the electrician requires lighting selections, and when the tile installer needs niche locations and drain choices. The property owner does not need to manage every trade, however somebody does.

I have seen jobs remain calm through hard weather, delayed products, and design changes since the superintendent kept clean notes and held trades liable. I have actually also seen basic jobs become chaotic since no one owned the schedule. Management is not paperwork for its own sake. It is the distinction between momentum and drift.



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How do you communicate throughout construction?

Communication design can make or break the experience. Some builders utilize construction management software with schedules, choices, pictures, change orders, and messages in one location. Others rely on email, telephone call, and weekly meetings. Either approach can work if it is consistent and documented.

Ask how typically you will get updates. Weekly prevails for custom homes, though active stages may need more regular contact. Ask whether conferences occur on site, by video, or at the builder's office. Ask how choices are recorded. A spoken approval in the driveway might feel effective, but six weeks later no one might keep in mind whether the powder space faucet was supposed to be wall-mounted or deck-mounted.

It is also worth asking how the builder deals with 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 mistake. The concern is not whether issues will happen. They will. The issue is whether the builder reports them without delay, provides options, describes expense and schedule effect, and documents the decision.

A homeowner must also be honest about their own interaction needs. If you want detailed explanations and time to examine selections, state so. If you travel typically, establish who can approve urgent products. If both partners or partners should approve changes, tell the builder before the very first change order. Good interaction is a shared discipline.

What is consisted of in your contract?

A custom home agreement need to be specific enough that both parties comprehend the offer. It ought to define the scope of work, contract cost or prices technique, payment schedule, allowances, exclusions, modification order procedure, insurance requirements, disagreement resolution, guarantee terms, and estimated schedule.

There are a number of typical rates structures. A fixed-price agreement provides the property owner a defined rate for a defined scope, though changes and allowances can still affect the final cost. A cost-plus contract charges the actual expense of work plus a builder fee or percentage. Some builders use a hybrid method, particularly when plans are in-depth but certain choices or site conditions remain open.

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

Before finalizing, ask these contract concerns in plain language:

1. What precisely is consisted of in the cost, and what is excluded?
2. How are allowances handled if we spend more or less than the budgeted amount?
3. What markup applies to alter 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 at the same time when you have maximum utilize and minimum cost exposure. Use it. If a contract is unclear, ask for information in composing. An expert builder will not be angered by cautious review. They will normally prefer it due to the fact that uncertainty creates conflict later.

Are you licensed, guaranteed, and properly received this jurisdiction?

Licensing requirements differ by state, county, and town. Some locations need a general contractor license. Others have registration systems or different requirements for plumbing, electrical, A/C, septic, or specialized trades. Do not assume a builder is correctly qualified because they have a website, a truck, or a portfolio.

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

Permitting is another area where experience matters. A builder knowledgeable about the regional structure department often understands the common review problems, examination expectations, and paperwork requirements. That does not indicate they get unique treatment. It suggests they understand how to send complete details and prevent avoidable delays.

For rural or uncommon websites, inquire about environmental constraints, access permits, energy easements, driveway grades, fire department requirements, and soil conditions. A beautiful lot can carry concealed expenses. Rock excavation, long energy runs, poor drain, expansive soil, tree defense, and septic restrictions can alter a budget drastically. The ideal builder will motivate due diligence before you devote too deeply.

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

References matter, but curated references have limits. Every builder can usually produce a few delighted customers. Ask for current customers whose projects resemble yours. If possible, ask for one customer whose home was finished a minimum of a year back. A homeowner's point of view changes after they have endured a full cycle of seasons, used the HVAC system greatly, watched drainage during storms, and contacted the builder for warranty items.

When you talk with references, listen for specifics. Did the builder return calls? Was the job website organized? Were invoices clear? Did the final expense align with expectations? How did the builder deal with errors? Would they work with the same builder again?

The most helpful reference discussions frequently include a time out before the answer. No project is best. If a past customer states, "We had a couple of issues with cabinet delivery, however the builder told us early and worked around it," that is a credible positive sign. If every response sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, thoroughly and respectfully, about a builder's credibility. Lumberyards, cabinet stores, window suppliers, and specialized trades typically understand which builders pay on time, schedule realistically, and treat people well. A builder who keeps strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you select and manage subcontractors?

Most custom homes are constructed by a network of knowledgeable trades. The builder coordinates excavation, concrete, framing, roof, pipes, electrical, HEATING AND COOLING, insulation, drywall, trim, kitchen cabinetry, tile, floor covering, painting, and more. Even builders with in-house teams count on subcontractors for specialized work.

Ask whether the builder utilizes the same subcontractors regularly or quotes every job to the most affordable offered trade. Constant trade relationships typically produce much better quality and smoother scheduling. Trades who understand a builder's requirements are most likely to plan ahead and remedy issues rapidly. Lowest-bid trade choice might decrease in advance expense, however it can increase supervision demands and quality risk.

That said, commitment should not mean complacency. Ask how the builder evaluates trade performance. Do they examine work before calling for municipal examinations? Do they keep back payment up until punch items are solved? Do they require trades to protect completed surfaces? Do they implement job-site cleanliness and safety?

The quality of a home depends greatly on what gets concealed. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor attachment are not glamorous, but they form durability and comfort. A builder who only talks about counter tops and cabinet surfaces may not be focused enough on the structure envelope and mechanical systems.

How do you handle selections and deadlines?

Selections are where lots of custom home schedules lose time. Homeowners frequently believe surfaces can be selected later, and often they can. But "later on" shows up faster than expected.

Windows may need to be bought before framing begins. Plumbing valves must be picked before rough-in. Appliance requirements affect cabinet design, electrical circuits, gas lines, ventilation, and in some cases framing.

Tile choices affect shower layout, drain placement, specific niche sizing, and transition details. Outside products affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It should reveal when decisions are needed, not simply when items are installed. A bath tub may be installed months before the bathroom looks completed. A variety may not show up until near completion, but the cabinet maker and electrical expert need its specifications much earlier.

This is particularly important if your dream home includes functions inspired by a kitchen remodel or bathroom remodel you have actually appreciated online. Images hardly ever reveal the lead times and coordination behind the completed space. A large-format porcelain shower, for instance, might require a specialized installer, more powerful substrate planning, and cautious component positioning. An integrated fridge needs precise opening dimensions and ventilation clearances. A custom range hood might require early coordination in between kitchen cabinetry, HEATING AND COOLING, and electrical trades.

A builder with a disciplined selection process will protect you from hurried choices. They may ask you to choose items earlier than you expected. That is not pressure. It is schedule management.

What occurs when we alter our minds?

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



Some modifications are owner-driven, such as updating counter tops, including built-ins, expanding a patio, or picking different floor covering. Others come from field conditions, code requirements, product schedule, or design conflicts. Each modification should be documented with a description, expense, schedule effect, and approval before work earnings whenever possible.

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

Timing matters. Moving a wall on paper might be low-cost. Moving it after framing, electrical rough-in, plumbing, and heating and cooling work might activate numerous trades and inspection hold-ups. A builder ought to have the ability to explain those causal sequences without sounding defensive.

It is reasonable for house owners to alter their minds. It is also reasonable for builders to charge for the time and work required. The healthiest projects treat changes as organization choices, not individual conflicts.

How do you protect quality during the build?

Quality control must not be booked for the final punch list. By then, lots of important information are hidden behind drywall, siding, tile, or paint.

Ask the builder what inspections they perform beyond needed municipal examinations. Building inspectors examine code compliance, however code is the minimum legal standard, not a custom quality standard. A home can pass evaluation and still have sloppy finish work, weak air sealing, bad tile layout, or inconsistent trim reveals.

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

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

How do you deal with energy performance and comfort?

A custom home must do more than look good on move-in day. It needs to live well. Convenience depends upon insulation, air sealing, window efficiency, heating and cooling design, moisture management, ventilation, and orientation. These components are frequently less noticeable than flooring or counter tops, however they shape everyday satisfaction.

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

Energy upgrades include trade-offs. Triple-pane windows might make good sense in some environments and budget plans, while high-quality double-pane windows with better air sealing might deliver more worth somewhere else. Spray foam insulation can perform well when installed correctly, however it should be paired with proper ventilation and moisture planning. Solar readiness may be worth talking about even if panels are not set up immediately.

A thoughtful builder will not press every upgrade. They will help prioritize based on climate, spending plan, style, 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 service warranty truly cover?

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

A new custom home typically includes guarantees on workmanship, materials, systems, and structural components, but terms differ widely. Some guarantees are provided straight by the builder. Others come from makers or subcontractors. Home appliances, roof, windows, HVAC equipment, pipes fixtures, and finishes may each have different warranty terms.

Ask how guarantee demands are submitted and how quickly they are resolved. Ask whether there is an 11-month guarantee walk before the first year ends. Lots of homes experience minor settlement fractures, nail pops, door changes, caulk separation, or seasonal motion during the first year. A structured guarantee process helps manage these items efficiently.

Also ask what is not covered. Property owner upkeep matters. Caulking, grading, filter changes, humidity [Custom home builder](#) control, gutter cleaning, and proper use of ventilation fans all affect efficiency. A professional builder must discuss upkeep duties without using them as an excuse to prevent legitimate guarantee work.

The guarantee conversation exposes the builder's attitude after final 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 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.