

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, household regimens, land conditions, funding, engineering, and craftsmanship all meet in the exact same place. A great 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 spending plan feel stretched and a lovely strategy feel exhausting.

Most property owners understand to ask [paver patios](#) about rate, schedule, and past work. Those questions matter, but they just scratch the surface. The much better questions expose how a builder believes, how they interact when something goes wrong, how they manage allowances, how they pick subcontractors, and whether they are genuinely suited for your type of new home construction.

A dream home is not built on optimism alone. It is constructed on documentation, decision-making, trust, and the daily habits of individuals managing the job. Before you sign an agreement, slow the process down enough to ask the concerns that separate a refined sales pitch from a capable structure operation.

Are you the ideal type of builder for this home?

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

The first question is not just, "Can you develop this?" Most experienced builders can say yes to a large range of jobs. The much better concern is, "How typically do you build homes like this, at this level of intricacy, in this area?"

A hillside home with retaining walls, a long driveway, and stormwater requirements is a different assignment from a flat-lot integrate in an industrialized subdivision. A modern home with large glass openings, flush baseboards, hidden seamless gutters, and tight trim exposes needs various guidance than a traditional home with basic casing and conventional rooflines. A rural construct with well, septic, propane, and utility extensions involves various dangers than a city infill task where access, sound, staging, and neighborhood guidelines become major constraints.

Ask the builder to stroll you through 2 or 3 comparable homes they have actually finished. Comparable ways similar in scope, not simply comparable in square footage. A 4,000-square-foot home can be straightforward or extremely intricate depending on the site, architecture, mechanical systems, and surface level. If your prepared home consists of a chef's kitchen, aging-in-place restroom style, elevator, detached shop, pool home, or accessory home system, ask particularly about those features.

A strong custom home builder will not oversell. They will explain where they have deep experience and where they would bring in specialized assistance. That sincerity matters. The builder who claims every task is easy might not be looking carefully enough.

What function will you play during design?

Some homeowners hire an architect initially, finish the plans, and after that bring builders in to bid. Others pick a design-build approach, where the builder and design group work together from the start. Both can work, however the timing alters the outcome.

When a builder is included early, they can comment on expense, constructability, preparations, and site logistics before the drawings are finished. That can prevent pricey redesign later. For instance, a homeowner may 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 budget. Early builder input does not imply deserting the style. It means comprehending the expense of decisions while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services consist of. Some builders provide rough budgeting from schematic drawings, review architectural strategies, suggest engineers, help examine land, and create preliminary schedules. Others just price a completed plan set.

The key is clearness. If you expect the builder to direct design choices, identify cost-saving options, and attend conferences with your architect, that [yard installation](#) work has worth and needs to be specified. A serious general contractor will generally charge for significant preconstruction services, particularly on a true custom home. Free approximating based upon insufficient illustrations frequently results in unclear numbers, missed out on information, and disappointment later.

How do you establish the budget?

A custom home spending plan should not be a single number written at the bottom of a proposal. It ought to be a living file with enough detail to reveal what is included, what is presumed, what is excluded, and what stays 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 an item not totally picked at contract

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

A kitchen device allowance of \$12,000 may be sensible for one home and totally inadequate for another. A lighting allowance can disappear rapidly when ornamental components, under-cabinet lighting, outside sconces, recessed cans, dimmers, and clever controls are all included. Tile is another area where homeowners are often shocked. The expense distinction in between an easy 12-by-24 porcelain tile and a handmade zellige tile affects not only material cost, but likewise labor, design time, waste, and often substrate **custom landscapes** preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, previous jobs, supplier quotes, or generic placeholders? Will you receive a line-item budget? How frequently is it upgraded? What happens if selections surpass the allowance? Will you see invoices or provider confirmations?

The finest builders welcome spending plan discussions due to the fact that they know cash ends up being more psychological when it is unclear. If a proposition is much lower than others, do not assume you found a deal. Ask what is missing out on. Low bids can originate from performance, but they can likewise originate from insufficient scopes, thin allowances, omitted site work, or presumptions that will appear later as change orders.

Who will actually handle the job?

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

Ask who your day-to-day contact will be once construction begins. Will there be a dedicated project manager? A website superintendent? How often will that individual be on website? The number of other jobs will they be handling at the exact same time?

Custom homes require close guidance because little decisions accumulate quickly. Framing information affect window alignment. Window installation affects flashing. Flashing affects siding and interior drywall. Mechanical chases after affect ceiling heights. Cabinet layouts affect electrical rough-in. If nobody is coordinating those information, the house owner might not see the repercussions up until it is costly to repair them.

A competent remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing requires last fixture requirements, when the cabinet shop requires appliance cut sheets, when the electrical expert requires lighting choices, and when the tile installer requires specific niche areas and drain options. The property owner does not need to handle every trade, however someone does.

I have seen tasks stay calm through difficult weather condition, postponed products, and style changes since the superintendent kept tidy notes and held trades accountable. I have likewise seen easy projects end up being disorderly since no one owned the schedule. Management is not documents for its own sake. It is the distinction 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, selections, photos, modification orders, and messages in one place. Others depend on e-mail, call, and weekly meetings. Either technique can work if it is consistent and documented.

Ask how often you will receive updates. Weekly prevails for custom homes, though active stages may require more regular contact. Ask whether meetings happen on site, by video, or at the builder's workplace. Ask how

decisions are recorded. A spoken approval in the driveway may feel effective, however six weeks later on no one may remember whether the powder room faucet was expected to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder handles bad news. Every skilled 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 problem is not whether issues will occur. They will. The concern is whether the builder reports them quickly, uses choices, describes expense and schedule effect, and files the decision.

A homeowner should also be honest about their own interaction needs. If you desire comprehensive explanations and time to evaluate choices, say so. If you take a trip frequently, establish who can approve immediate items. If both spouses or partners should approve changes, tell the builder before the first modification order. Good communication is **yard installation** a shared discipline.

What is consisted of in your contract?

A custom home contract should be specific enough that both celebrations understand the offer. It ought to define the scope of work, agreement rate or rates method, payment schedule, allowances, exclusions, modification order procedure, insurance requirements, dispute resolution, guarantee terms, and approximated schedule.

There are a number of typical prices structures. A fixed-price contract gives the homeowner a defined rate for a specified scope, though modifications and allowances can still impact the last cost. A cost-plus agreement charges the actual cost of work plus a builder charge or percentage. Some builders utilize a hybrid technique, specifically when plans are comprehensive however specific choices or website conditions stay open.

No pricing approach is instantly best. Fixed-price agreements can offer expense certainty, but the builder needs to consist of enough contingency to cover threat. Cost-plus agreements can be transparent, but they need trust, documentation, and clear meanings of reimbursable costs. What matters is whether the technique matches the project and whether you comprehend how the builder makes money.

Before finalizing, ask these contract concerns in plain language:

1. What exactly is consisted of in the rate, and what is excluded?
2. How are allowances dealt with if we invest basically than the allocated amount?
3. What markup applies to alter orders, products, and subcontractor work?
4. What paperwork will we get with each payment request?
5. What takes place if concealed conditions or code requirements increase the scope?

That is the very first of only a few minutes in the process when you have optimal utilize and minimum cost direct exposure. Utilize it. If a contract is vague, request clarification in composing. A professional builder will not be offended by mindful evaluation. They will usually prefer it due to the fact that obscurity creates dispute later.

Are you licensed, guaranteed, and effectively gotten approved for this jurisdiction?

Licensing requirements vary 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 specialty trades. Do not assume a builder is correctly certified since they have a site, a truck, or a portfolio.



Ask for proof of licensing where relevant. Request for general liability insurance coverage and workers' compensation protection. If subcontractors are utilized, ask how the builder validates 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 knowledgeable about the regional building department often knows the typical evaluation problems, examination expectations, and paperwork requirements. That does not imply they get unique treatment. It implies they know how to send total information and prevent preventable delays.

For rural or unusual websites, ask about environmental restrictions, access permits, energy easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry surprise expenses. Rock excavation, long energy runs, poor drain, extensive soil, tree defense, and septic constraints can alter a budget drastically. The best builder will encourage due diligence before you dedicate too deeply.

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

References matter, however curated referrals have limitations. Every builder can generally produce a few delighted clients. Request for current clients whose projects resemble yours. If possible, request for one client whose home was finished at least a year ago. A property owner's perspective changes after they have actually lived through a complete cycle of seasons, used the HVAC system greatly, watched drain throughout storms, and called the builder for service warranty items.

When you speak with recommendations, listen for specifics. Did the builder return calls? Was the task site arranged? Were billings clear? Did the final expense align with expectations? How did the builder manage errors? Would they hire the very same builder again?

The most useful reference conversations often consist of a pause before the response. No task is ideal. If a previous customer states, "We had a couple of issues with cabinet delivery, however the builder informed us early and worked around it," that is a credible positive indication. If every answer sounds rehearsed, keep digging.

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

How do you select and handle subcontractors?

Most custom homes are constructed by a network of proficient trades. The builder collaborates excavation, concrete, framing, roofing, plumbing, electrical, HVAC, insulation, drywall, trim, cabinetry, tile, floor covering, 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 job to the most affordable available trade. Consistent trade relationships often produce much better quality and smoother scheduling. Trades who understand a builder's standards are more likely to plan ahead and fix concerns quickly. Lowest-bid trade selection might reduce upfront cost, but it can increase guidance needs and quality risk.

That stated, commitment should not mean complacency. Ask how the builder examines trade efficiency. Do they check work before requiring community assessments? Do they keep back payment up until punch products are fixed? Do they need trades to protect completed surfaces? Do they enforce job-site cleanliness and safety?

The quality of a home depends greatly on what gets covered up. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor fastening are not glamorous, however they form sturdiness and comfort. A builder who only discusses counter tops and cabinet surfaces may not be focused enough on the structure envelope and mechanical systems.

How do you deal with selections and deadlines?

Selections are where many custom home schedules waste time. Property owners often believe finishes can be chosen later, and in some cases they can. But "later" gets here faster than expected.

Windows might require to be ordered before framing begins. Pipes valves must be chosen before rough-in. Home appliance specifications impact cabinet design, electrical circuits, gas lines, ventilation, and sometimes framing. Tile options affect shower layout, drain placement, niche sizing, and transition information. Exterior products affect weather barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It must reveal when decisions are required, not just when products are installed. A bath tub might be set up months before the bathroom looks ended up. A variety may not arrive until near completion, but the cabinet maker and electrical expert require its specifications much earlier.

This is particularly essential if your dream home includes features motivated by a kitchen remodel or bathroom remodel you have appreciated online. Images rarely show the preparations and coordination behind the finished room. A large-format porcelain shower, for instance, may require a specialized installer, more powerful substrate preparation, and mindful component positioning. An integrated fridge needs precise opening dimensions and ventilation clearances. A custom variety hood may require early coordination in between kitchen cabinetry, HVAC, and electrical trades.

A builder with a disciplined choice process will secure you from hurried choices. They may ask you to choose products earlier than you anticipated. That is not pressure. It is schedule management.

What occurs when we change our minds?

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

Some modifications are owner-driven, such as updating counter tops, adding built-ins, broadening a patio, or selecting different floor covering. Others originate from field conditions, code requirements, product schedule, or design disputes. Each change needs to be documented with a description, cost, schedule impact, and approval before work proceeds whenever possible.

Ask how the builder prices alter orders. Exists a markup? Is there an administrative cost? Are credits managed at the very same markup as additions? If a change decreases work, will you receive the complete savings minus documented expenses already sustained, or is there a different formula?

Timing matters. Moving a wall on paper might be low-cost. Moving it after framing, electrical rough-in, pipes, and HVAC work might activate numerous trades and inspection delays. A builder needs to have the ability to explain those ripple effects without sounding defensive.

It is fair for property owners to alter their minds. It is also reasonable for builders to charge for the time and work needed. The healthiest jobs deal with changes as company decisions, not personal conflicts.

How do you safeguard quality during the build?

Quality control must 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 assessments they carry out beyond needed community assessments. Structure inspectors examine code compliance, but code is the minimum legal standard, not a custom quality criteria. A home can pass evaluation and still have careless surface work, weak air sealing, bad tile design, or irregular trim reveals.

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



You do not require to end up being a construction professional, but you should ask how quality is determined. If the answer is "we utilize excellent individuals," keep asking. Great individuals still need standards, guidance, and accountability.

How do you handle energy efficiency and comfort?

A custom home ought to do more than look great on move-in day. It needs to live well. Comfort depends on insulation, air sealing, window efficiency, a/c design, moisture management, ventilation, and orientation. These components are frequently less visible than flooring or counter tops, however they shape day-to-day satisfaction.

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

Energy upgrades include trade-offs. Triple-pane windows might make sense in some climates and budget plans, while top quality double-pane windows with much better air sealing might deliver more value in other places. Spray foam insulation can carry out well when set up properly, however it must be paired with appropriate ventilation and moisture planning. Solar readiness may be worth talking about even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will assist prioritize based upon environment, budget, style, and long-lasting plans. The objective is a home that feels peaceful, dry, effective, and comfortable, not simply one that inspects a marketing box.

What does the service warranty actually cover?

Every builder speak about standing behind their work. Ask what that suggests in writing.

A new custom home normally consists of service warranties on craftsmanship, materials, systems, and structural aspects, however terms differ widely. Some service warranties are provided straight by the builder. Others originate from makers or subcontractors. Appliances, roofing, windows, HVAC equipment, pipes fixtures, and finishes may each have separate warranty terms.

Ask how warranty requests are sent and how rapidly they are resolved. Ask whether there is an 11-month warranty walk before the very first year ends. Lots of homes experience minor settlement cracks, nail pops, door changes, caulk separation, or seasonal movement during the very first year. A structured guarantee process assists handle these items efficiently.



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Also ask what is not covered. Homeowner upkeep matters. Caulking, grading, filter changes, humidity control, rain gutter cleansing, and correct usage of ventilation fans all affect performance. A professional builder ought to explain maintenance responsibilities without using them as a reason to avoid legitimate guarantee work.

The guarantee conversation reveals the builder's mindset after final payment. You want a builder who stays 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:4356694133) 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:4356694133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.