

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 couple of projects where individual taste, family regimens, land conditions, financing, engineering, and craftsmanship all fulfill in the very same place. A good 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 budget feel strained and a lovely strategy feel exhausting.

Most homeowners know to ask about cost, schedule, and past work. Those concerns matter, but they just scratch the surface. The much better questions expose how a builder thinks, how they interact when something goes wrong, how they deal with allowances, how they pick subcontractors, and whether they are genuinely matched for your kind of new home construction.

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

Are you the best type of builder for this home?

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

The first concern is not just, "Can you develop this?" Most experienced builders can state yes to a wide variety of tasks. The much better concern is, "How frequently do you build homes like this, at this level of complexity, in this area?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different assignment from a flat-lot integrate in a developed subdivision. A modern home with large glass openings, flush baseboards, hidden rain gutters, and tight trim reveals needs different supervision than a traditional home with basic case and standard rooflines. A rural construct with well, septic, gas, and energy extensions involves different dangers than a metropolitan infill job where access, sound, staging, and neighborhood rules end up being major constraints.

Ask the builder to walk you through 2 or 3 comparable homes they have finished. Similar methods similar in scope, not just comparable in square footage. A 4,000-square-foot home can be simple or very complex depending upon the website, architecture, mechanical systems, and finish level. If your planned home consists of a chef's kitchen, aging-in-place bathroom style, elevator, removed shop, pool home, or accessory home 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 generate specialized assistance. That sincerity matters. The builder who claims every task is simple might not be looking carefully enough.

What function will you play during design?

Some property owners work with an architect initially, complete the plans, and after that bring builders in to bid. Others choose a design-build approach, where the builder and style group interact from the start. Both can work, but the timing changes the outcome.

When a builder is included early, they can discuss expense, constructability, preparations, and site logistics before the illustrations are finished. That can avoid pricey redesign later on. For instance, a house owner may fall for a wall of folding glass doors until they discover the structural steel, drainage detailing, and item cost push that single function far beyond the spending plan. Early builder input does not mean deserting the design. It means understanding the expense of choices while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services consist of. Some builders provide rough budgeting from schematic drawings, evaluation architectural strategies, advise engineers, aid assess land, and create initial schedules. Others just price a finished plan set.

The secret is clarity. If you anticipate the builder to direct style choices, identify cost-saving alternatives, and participate in conferences with your architect, that work has worth and ought to be defined. A serious general contractor will usually charge for significant preconstruction services, particularly on a real custom home. Free approximating based on insufficient drawings typically leads to vague numbers, missed information, and disappointment later.

How do you develop the budget?

A custom home budget plan need to not be a single number written at the bottom of a proposition. It should be a living file with sufficient detail to show what is consisted of, what is assumed, what is excluded, and what remains undecided.

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

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

A kitchen home appliance allowance of \$12,000 may be sensible for one home and totally insufficient for another. A lighting allowance can vanish rapidly when decorative fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and smart controls are all included. Tile is another area where house owners are often shocked. The expense distinction in between an easy 12-by-24 porcelain tile and a handmade zellige tile impacts not just material expense, however also labor, design time, waste, and in some cases substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, past tasks, provider quotes, or generic placeholders? Will you receive a line-item budget plan? How often is it upgraded? What takes place if choices go beyond the allowance? Will you see billings or provider confirmations?

The best builders welcome budget plan discussions because they know money ends up being more psychological when it is uncertain. If a proposition is much lower than others, do not assume you discovered a bargain. Ask what is missing out on. Low bids can come from performance, but they can also originate from insufficient scopes, thin allowances, left out website work, or presumptions that will appear later as alter orders.

Who will really handle the job?

The individual who sells the job might not be the individual who runs it. That is not necessarily an issue, however you require to understand the structure before work begins.



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

Custom homes require close guidance since small choices accumulate quickly. Framing information affect window positioning. Window setup impacts flashing. Flashing impacts siding and interior drywall. Mechanical chases after affect ceiling heights. Cabinet layouts impact electrical rough-in. If no one is coordinating those details, the homeowner might not see the consequences up until it is expensive to fix them.

A competent remodeling contractor or custom builder understands sequencing. They know when the plumbing requires final fixture specs, when the cabinet store requires device cut sheets, when the electrical contractor needs lighting choices, and when the tile installer needs niche locations and drain options. The property owner does not require to handle every trade, however somebody does.

I have seen projects remain calm through hard weather condition, delayed materials, and style changes since the superintendent kept tidy notes and held trades liable. I have actually likewise seen easy tasks become disorderly because no one owned the schedule. Management is not documentation for its own sake. It is the difference between momentum and drift.

How do you interact during construction?

Communication style can make or break the experience. Some builders utilize construction management software application with schedules, selections, pictures, modification orders, and messages in one place. Others depend on email, telephone call, and weekly meetings. Either technique can work if it is consistent and documented.

Ask how often you will get updates. Weekly is common for custom homes, though active phases may require more regular contact. Ask whether conferences happen on site, by video, or at the builder's office. Ask how decisions are tape-recorded. A spoken approval in the driveway may feel efficient, but six weeks later on nobody might remember whether the powder room faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder deals with bad news. Every knowledgeable builder has had a footing examination postponed by rain, a backordered window, an unsuccessful compaction test, a framing conflict, or a trade error. The problem is not whether problems will take place. They will. The issue is whether the builder reports them quickly, provides alternatives, explains expense and schedule effect, and files the decision.

A property owner should also be honest about their own interaction needs. If you desire comprehensive descriptions and time to review choices, state so. If you travel typically, develop who can authorize urgent products. If both spouses or partners must 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 should specify enough that both celebrations understand the deal. It must specify the scope of work, contract price or pricing technique, payment schedule, allowances, exemptions, change order procedure, insurance requirements, disagreement resolution, service warranty terms, and estimated schedule.

There are several common rates structures. A fixed-price contract gives the house owner a specified price for a defined scope, though modifications and allowances can still impact the final expense. A cost-plus contract charges the actual expense of work plus a [Kitchen remodel](#) builder fee or portion. Some builders utilize a hybrid technique, specifically when plans are in-depth however certain selections or website conditions stay open.

No pricing approach is immediately best. Fixed-price contracts can provide cost certainty, but the builder should consist of enough contingency to cover danger. Cost-plus contracts can be transparent, but they need trust, documentation, and clear meanings of reimbursable costs. What matters is whether the technique 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 consisted of in the price, and what is excluded?
2. How are allowances dealt with if we invest basically than the budgeted amount?
3. What markup applies to change orders, materials, and subcontractor work?
4. What paperwork will we get with each payment request?
5. What happens if concealed conditions or code requirements increase the scope?

That is the first of only a few minutes at the same time when you have optimal take advantage of and minimum cost exposure. Utilize it. If an agreement is unclear, request for explanation in composing. A professional builder will not be upset by cautious evaluation. They will usually prefer it because uncertainty produces dispute later.

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

Licensing requirements differ by state, county, and municipality. Some areas require a general contractor license. Others have registration systems or different requirements for plumbing, electrical, HVAC, septic, or specialty trades. Do not assume a builder is correctly certified due to the fact that they have a website, a truck, or a portfolio.

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

Permitting is another location where experience matters. A builder acquainted with the local building department typically understands the common evaluation concerns, evaluation expectations, and documentation requirements. That does not mean they get special treatment. It implies they understand how to send complete info and prevent preventable delays.



For rural or uncommon sites, inquire about ecological restrictions, access permits, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring surprise expenses. Rock excavation, long utility runs, poor drainage, expansive soil, tree protection, and septic limitations can change a budget dramatically. The ideal builder will motivate due diligence before you devote too deeply.

Can I consult with recent clients, not just your preferred clients?

References matter, but curated referrals have limits. Every builder can normally produce a couple of happy customers. Ask for recent clients whose jobs resemble yours. If possible, request one client whose home was finished a minimum of a year ago. A house owner's point of view changes after they have lived through a full cycle of seasons, used the HVAC system heavily, watched drain throughout storms, and contacted the builder for warranty items.

When you talk to references, listen for specifics. Did the builder return calls? Was the job website arranged? Were invoices clear? Did the final cost align with expectations? How did the builder handle errors? Would they employ the exact same builder again?

The most helpful recommendation discussions often include a time out before the response. No job is perfect. If a previous client states, "We had a couple of problems with cabinet delivery, however the builder informed us

early and worked around it," that is a reliable positive sign. If every answer sounds rehearsed, keep digging.

You can likewise ask suppliers and trade partners, carefully and respectfully, about a builder's credibility. Lumberyards, cabinet shops, window providers, and specialized trades frequently know which builders pay on time, schedule reasonably, and treat people well. A builder who keeps strong trade relationships is more likely to get responsive service when the market is busy.

How do you select and handle subcontractors?

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

Ask whether the builder uses the very same subcontractors frequently or bids every job to the most affordable available trade. Constant trade relationships frequently produce much better quality and smoother scheduling. Trades who know a builder's requirements are more likely to plan ahead and correct concerns quickly. Lowest-bid trade choice may reduce in advance expense, but it can increase guidance demands and quality risk.

That stated, commitment needs to not suggest complacency. Ask how the builder assesses trade efficiency. Do they examine work before calling for municipal assessments? Do they hold back payment till punch items are solved? Do they require trades to protect finished surfaces? Do they impose job-site tidiness and safety?

The quality of a home depends heavily on what gets concealed. Flashing, air sealing, waterproofing, framing adapters, duct sealing, and subfloor attachment are not attractive, but they form resilience and convenience. A builder who just speaks about counter tops and cabinet finishes might not be focused enough on the building envelope and mechanical systems.

How do you handle selections and deadlines?

Selections are where numerous custom home schedules lose time. Homeowners often believe finishes can be picked later on, and often they can. However "later on" arrives faster than expected.

Windows might require to be bought before framing begins. Pipes valves need to be selected before rough-in. Device specifications impact cabinet design, electrical circuits, gas lines, ventilation, and in some cases framing. Tile options impact shower design, drain positioning, specific niche sizing, and transition information. Exterior materials impact weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It ought to show when choices are required, not simply when products are set up. A bathtub might be set up months before the restroom looks finished. A variety might not get here till near completion, but the cabinet maker and electrician need its specs much earlier.

This is specifically important if your dream home consists of features influenced by a kitchen remodel or bathroom remodel you have appreciated online. Photos seldom show the lead times and coordination behind the completed room. A large-format porcelain shower, for instance, may require a specialized installer, more powerful substrate planning, and careful fixture positioning. A built-in fridge requires exact opening dimensions and ventilation clearances. A custom variety hood might need early coordination between kitchen cabinetry, HEATING AND COOLING, and electrical trades.

A builder with a disciplined selection procedure will protect you from hurried decisions. They may ask you to pick products earlier than you expected. That is not pressure. It is schedule management.

What occurs when we change our minds?

Change orders are normal 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 upgrading countertops, adding built-ins, broadening an outdoor patio, or choosing various flooring. Others originate from field conditions, code requirements, product accessibility, or style disputes. Each modification should be recorded with a description, cost, schedule effect, and approval before work profits whenever possible.

Ask how the builder costs alter orders. Is there a markup? Exists an administrative fee? Are credits handled at the exact same markup as additions? If a change decreases work, will you receive the complete savings minus recorded costs already sustained, or exists a various formula?

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

It is reasonable for property owners to change their minds. It is also fair for builders to charge for the time and work required. The healthiest projects treat modifications as business decisions, not personal conflicts.

How do you secure quality throughout the build?

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

Ask the builder what examinations they carry out beyond required municipal assessments. Structure inspectors inspect code compliance, however code is the minimum legal requirement, not a custom quality criteria. A home can pass examination and still have careless surface work, weak air sealing, bad tile layout, or inconsistent trim reveals.

An excellent builder has internal checkpoints. They may examine foundation dimensions before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and stroll cabinets before counter tops are templated. They may utilize blower door testing, duct leak screening, or third-party envelope assessments depending on the home and local energy requirements.

You do not need to end up being a construction specialist, however you need to ask how quality is measured. If the answer is "we utilize great individuals," keep asking. Excellent individuals still need requirements, guidance, and accountability.

How do you manage energy performance and comfort?

A custom home should do more than look great on move-in day. It ought to live well. Comfort depends on insulation, air sealing, window efficiency, heating and cooling design, moisture management, ventilation, and orientation. These elements are typically less noticeable than floor covering or countertops, however they form day-to-day satisfaction.

Ask whether the a/c system is created utilizing proper load calculations instead of rule-of-thumb sizing. Large systems can short-cycle, leaving spaces damp or uneven. Undersized systems struggle during temperature extremes. Ask how fresh air ventilation is managed, particularly in tighter homes. Inquire about insulation types, air sealing approaches, attic style, basement or crawl space conditioning, and window specifications.

Energy upgrades include compromises. Triple-pane windows might make sense in some climates and spending plans, while top quality double-pane windows with better air sealing might deliver more worth in other places. Spray foam insulation can carry out well when installed properly, however it needs to be paired with appropriate ventilation and wetness preparation. Solar readiness may be worth going over even if panels are not set up immediately.

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

What does the service warranty truly cover?

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

A new custom home typically includes guarantees on craftsmanship, materials, systems, and structural elements, however terms differ commonly. Some warranties are offered directly by the builder. Others originate from makers or subcontractors. Devices, roofing, windows, a/c devices, plumbing components, and finishes might each have different warranty terms.

Ask how service warranty requests are submitted and how rapidly they are attended to. Ask whether there is an 11-month service warranty walk before the very first year ends. Lots of homes experience small settlement fractures, nail pops, door adjustments, caulk separation, or seasonal movement during the first year. A structured service warranty process assists handle these products efficiently.

Also ask what is not covered. House owner upkeep matters. Caulking, grading, filter changes, humidity control, seamless gutter cleansing, and correct usage of ventilation fans all impact efficiency. An expert builder ought to explain maintenance duties without using them as an excuse to avoid legitimate warranty work.

The service warranty conversation reveals the builder's attitude after final payment. You desire a builder who remains orderly and responsive when the enjoyment 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 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 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.