

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 tasks where personal taste, family regimens, land conditions, funding, engineering, and craftsmanship all meet in the same location. A good 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 budget feel stretched and a gorgeous strategy feel exhausting.

Most property owners know to ask about cost, schedule, and previous work. Those questions matter, however they just scratch the surface. The much better questions reveal how a builder believes, how they communicate when something goes wrong, how they manage allowances, how they select subcontractors, and whether they are truly suited for your type of new home construction.

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

Are you the best type of builder for this home?

Not every home builder is the ideal suitable for every custom job. Some builders focus on production homes with minimal personalization. Some focus on high-end custom homes with designers, engineers, designers, and complicated surface schedules. Others sit someplace in between, providing semi-custom plans with versatile layouts and finish packages.

The first concern is not merely, "Can you construct this?" Many knowledgeable builders can state yes to a wide range of jobs. The much better concern is, "How frequently do you develop homes like this, at this level of complexity, in this location?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a various assignment from a flat-lot integrate in an industrialized neighborhood. A modern-day home with large glass openings, flush baseboards, hidden rain gutters, and tight trim reveals demands different supervision than a conventional home with standard housing and conventional rooflines. A rural construct with well, septic, lp, and energy extensions involves various dangers than an urban infill project where gain access to, sound, staging, and community rules end up being significant constraints.

Ask the builder to walk you through 2 or 3 comparable homes they have completed. Equivalent methods comparable in scope, not simply similar in square video. A 4,000-square-foot home can be straightforward or very complex depending on the site, architecture, mechanical systems, and finish level. If your prepared home includes a chef's kitchen, aging-in-place bathroom style, elevator, separated store, swimming pool home, or accessory residence unit, 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 specialized assistance. That sincerity matters. The builder who declares every task is simple might not be looking closely enough.

What function will you play throughout design?

Some house owners work with an architect initially, complete the plans, and then bring builders in to bid. Others select a design-build technique, where the builder and style team collaborate from the start. Both can work, however the timing changes the outcome.

When a builder is involved early, they can talk about expense, constructability, preparations, and website logistics before the drawings are completed. That can avoid costly redesign later. For instance, a property owner might fall for a wall of folding glass doors up until they find out the structural steel, drain detailing, and product expense push that single feature far beyond the spending plan. Early builder input does not imply deserting the design. It suggests understanding the cost of decisions while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services include. Some builders supply rough budgeting from schematic drawings, review architectural plans, advise engineers, assistance evaluate land, and create initial schedules. Others just price an ended up strategy set.

The key is clarity. If you anticipate the builder to direct design decisions, identify cost-saving alternatives, and participate in meetings with your architect, that work has worth and needs to be defined. A major general contractor will generally charge for significant preconstruction services, especially on a true custom home. Free estimating based upon incomplete drawings typically results in vague numbers, missed details, and aggravation later.

How do you establish the budget?

A custom home budget plan must not be a single number written at the bottom of a proposition. It ought to be a living file with enough information to show what is included, what is presumed, 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 totally selected at

agreement time, such as tile, lighting, devices, plumbing components, cabinetry hardware, or landscaping. Allowances are not naturally bad. They are typically essential. The issue comes when they are unrealistically low.

A kitchen home appliance allowance of \$12,000 may be affordable for one home and entirely insufficient for another. A lighting allowance can vanish quickly when ornamental components, under-cabinet lighting, outside sconces, recessed cans, dimmers, and wise controls are all consisted of. Tile is another area where property owners are often surprised. The expense distinction between a basic 12-by-24 porcelain tile and a handmade zellige tile affects not only material cost, however also labor, layout time, waste, and sometimes substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, past projects, supplier quotes, or generic placeholders? Will you receive a line-item budget? How frequently is it upgraded? What takes place if selections go beyond the allowance? Will you see invoices or supplier confirmations?

The finest builders welcome [New home construction](#) budget plan conversations due to the fact that they understand money ends up being more psychological when it is uncertain. If a proposition is much lower than others, do not presume you found a deal. Ask what is missing. Low quotes can come from performance, however they can also come from incomplete scopes, thin allowances, omitted website work, or presumptions that will emerge later as change orders.

Who will really handle the job?

The person who offers the job may not be the individual who runs it. That is not always an issue, but you require to know the structure before work begins.

Ask who your day-to-day contact will be as soon as construction starts. Will there be a dedicated task supervisor? A site superintendent? How frequently will that individual be on site? The number of other jobs will they be managing at the very same time?

Custom homes require close supervision since small choices accumulate quickly. Framing information affect window positioning. Window setup impacts flashing. Flashing affects siding and interior drywall. Mechanical chases after impact ceiling heights. Cabinet layouts impact electrical rough-in. If nobody is collaborating those details, 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 professional requires final fixture specs, when the cabinet shop needs home appliance cut sheets, when the electrician needs lighting selections, and when the tile installer needs specific niche locations and drain choices. The house owner does not need to manage every trade, but someone does.

I have seen jobs remain calm through difficult weather condition, delayed materials, and style modifications due to the fact that the superintendent kept clean notes and held trades liable. I have likewise seen simple tasks become disorderly due to the fact that 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 throughout construction?

Communication design can make or break the experience. Some builders use construction management software application with schedules, choices, photos, change orders, and messages in one place. Others depend on e-mail, telephone call, and weekly meetings. Either technique can work if it is consistent and documented.

Ask how frequently you will receive updates. Weekly is common for custom homes, though active stages may require more frequent contact. Ask whether conferences happen on website, by video, or at the builder's workplace. Ask how decisions are tape-recorded. A verbal approval in the driveway might feel efficient, however 6 weeks later on no one may keep in mind whether the powder room faucet was expected to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder manages bad news. Every experienced builder has actually had a footing assessment delayed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade error. The concern is not whether issues will take place. They will. The issue is whether the builder reports them quickly, uses alternatives, explains cost and schedule impact, and documents the decision.

A house owner need to likewise be honest about their own communication needs. If you desire in-depth explanations and time to review selections, say so. If you take a trip often, develop who can approve immediate items. If both partners or partners must approve modifications, tell the builder before the very first change order. Excellent communication is a shared discipline.

What is included in your contract?

A custom home contract should be specific enough that both parties comprehend the offer. It must define the scope of work, contract cost or rates technique, payment schedule, allowances, exemptions, change order procedure, insurance requirements, disagreement resolution, guarantee terms, and estimated schedule.

There are numerous typical prices structures. A fixed-price contract provides the property owner a defined price for a defined scope, though modifications and allowances can still impact the final expense. A cost-plus agreement charges the actual expense of work plus a builder charge or percentage. Some builders utilize a hybrid approach, especially when plans are detailed but specific choices or site conditions stay open.

No prices approach is immediately best. Fixed-price contracts can offer cost certainty, but the builder needs to consist of enough contingency to cover threat. Cost-plus contracts can be transparent, but they require trust, documents, and clear meanings of reimbursable expenses. What matters is whether the method suits the project and whether you comprehend how the builder makes money.

Before signing, ask these contract questions in plain language:

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

That is the first of just a few minutes at the same time when you have optimal leverage and minimum cost direct exposure. Use it. If a contract is unclear, ask for explanation in composing. A professional builder will not be angered by careful evaluation. They will usually choose it because uncertainty creates conflict later.

Are you licensed, insured, and correctly gotten approved for this jurisdiction?

Licensing requirements vary by state, county, and municipality. Some locations need a general contractor license. Others have registration systems or different requirements for pipes, electrical, HVAC, septic, or specialized

trades. Do not presume a builder is properly qualified due to the fact that they have a website, a truck, or a portfolio.

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

Permitting is another location where experience matters. A builder knowledgeable about the regional structure department typically knows the common review problems, evaluation expectations, and paperwork requirements. That does not suggest they get special treatment. It suggests they know how to submit complete details and avoid avoidable delays.

For rural or unusual sites, inquire about environmental restraints, access authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring hidden expenses. Rock excavation, long utility runs, poor drain, extensive soil, tree defense, and septic constraints can change a budget plan dramatically. The right builder will motivate due diligence before you commit too deeply.

Can I speak to recent customers, not just your favorite clients?

References matter, however curated recommendations have limitations. Every builder can typically produce a few delighted customers. Request for recent customers whose projects resemble yours. If possible, ask for one customer whose home was completed a minimum of a year earlier. A property owner's point of view modifications after they have actually lived through a full cycle of seasons, used the HVAC system heavily, viewed drainage throughout storms, and got in touch with the builder for guarantee items.

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

The most useful reference discussions often include a time out before the answer. No task is ideal. If a past client states, "We had a couple of issues with cabinet shipment, however the builder told us early and worked around it," that is a reliable positive indication. 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 stores, window providers, and specialized trades typically understand 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 marketplace is busy.

How do you select and manage subcontractors?

Most custom homes are developed by a network of competent trades. The builder coordinates excavation, concrete, framing, roof, plumbing, electrical, A/C, insulation, drywall, trim, cabinets, tile, flooring, painting, and more. Even builders with internal teams count on subcontractors for specialized work.

Ask whether the builder uses the same subcontractors routinely or quotes every job to the most affordable readily available trade. Constant trade relationships typically produce much better quality and smoother scheduling. Trades who understand a builder's standards are more likely to plan ahead and remedy issues quickly. Lowest-bid trade choice may minimize in advance expense, but it can increase supervision needs and quality risk.

That said, commitment should not suggest complacency. Ask how the builder assesses trade performance. Do they check work before calling for municipal examinations? Do they hold back payment till punch products are fixed? Do they need trades to protect completed surfaces? Do they enforce job-site tidiness and safety?



The quality of a home depends heavily on what gets concealed. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor fastening are not glamorous, however they form toughness and comfort. A builder who just speaks about countertops and cabinet surfaces might not be focused enough on the building envelope and mechanical systems.

How do you deal with choices and deadlines?

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

Windows may require to be bought before framing begins. Pipes valves need to be picked before rough-in. Device requirements affect cabinet design, electrical circuits, gas lines, ventilation, and often framing. Tile choices affect shower design, drain placement, niche sizing, and shift information. Exterior products affect weather condition barriers, flashing, and trim dimensions.



Ask the builder for a selection schedule. It ought to reveal when decisions are required, not simply when items are installed. A tub may be set up months before the restroom looks finished. A variety may not arrive up until near completion, however the cabinet maker and electrician need its requirements much earlier.

This is especially essential if your dream home consists of features motivated by a kitchen remodel or bathroom remodel you have actually admired online. Images seldom show the preparations and coordination behind the finished room. A large-format porcelain shower, for instance, might require a specialized installer, stronger substrate planning, and careful fixture positioning. A built-in refrigerator needs precise opening measurements and ventilation clearances. A custom range hood may require early coordination in between cabinets, HEATING AND COOLING, and electrical trades.

A builder with a disciplined selection procedure will secure you from rushed decisions. They might ask you to select products earlier than you expected. That is not pressure. It is schedule management.

What takes place when we change our minds?

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

Some changes are owner-driven, such as upgrading counter tops, including built-ins, broadening an outdoor patio, or choosing various floor covering. Others come from field conditions, code requirements, product availability, or style conflicts. Each modification must be documented with a description, expense, schedule impact, and approval before work earnings whenever possible.

Ask how the builder prices change orders. Exists a markup? Is there an administrative fee? Are credits dealt with at the same markup as additions? If a modification lowers work, will you get the full cost savings minus recorded costs already sustained, or exists a various formula?

Timing matters. Moving a wall on paper may be inexpensive. Moving it after framing, electrical rough-in, plumbing, and a/c work may set off a number of trades and examination hold-ups. A builder must be able to explain those causal sequences without sounding defensive.

It is reasonable for house owners to alter their minds. It is likewise fair for builders to charge for the time and work needed. The healthiest jobs deal with changes as organization decisions, not individual conflicts.

How do you secure quality during the build?

Quality control must not be scheduled for the last punch list. Already, many important details are concealed behind drywall, siding, tile, or paint.

Ask the builder what evaluations they perform beyond needed municipal inspections. Structure inspectors inspect code compliance, but code is the minimum legal requirement, not a custom quality benchmark. A home can pass inspection and still have sloppy finish work, weak air sealing, poor tile design, or inconsistent trim reveals.

An excellent builder has internal checkpoints. They may evaluate foundation dimensions before framing, validate window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and walk kitchen cabinetry before counter tops 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 need to end up being a construction expert, but you must ask how quality is measured. If the response is "we use excellent individuals," keep asking. Great individuals still require requirements, guidance, and accountability.

How do you manage energy performance and comfort?

A custom home need to do more than look great on move-in day. It ought to live well. Convenience depends upon insulation, air sealing, window performance, heating and cooling style, wetness management, ventilation, and orientation. These elements are frequently less noticeable than floor covering or countertops, but they shape everyday satisfaction.



Ask whether the HVAC system is created using appropriate load calculations rather than rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces humid or unequal. Small systems battle throughout temperature level extremes. Ask how fresh air ventilation is handled, 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 good sense in some climates and budget 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 set up properly, however it should be coupled with appropriate ventilation and moisture preparation. Solar preparedness may deserve discussing even if panels are not installed immediately.

A thoughtful builder will not press every upgrade. They will help focus on based upon climate, budget, design, and long-term plans. The objective is a home that feels quiet, dry, effective, and comfortable, not simply one that examines a marketing box.

What does the service warranty actually cover?

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

A new custom home generally includes guarantees on craftsmanship, products, systems, and structural aspects, however terms vary commonly. Some service warranties are supplied directly by the builder. Others come from manufacturers or subcontractors. Devices, roof, windows, a/c equipment, plumbing components, and surfaces may each have separate service warranty terms.

Ask how guarantee demands are submitted and how quickly they are resolved. Ask whether there is an 11-month service warranty walk before the first year ends. Lots of homes experience minor settlement cracks, nail pops, door modifications, caulk separation, or seasonal motion during the very first year. A structured guarantee procedure helps deal with these items efficiently.

Also ask what is not covered. House owner maintenance matters. Caulking, grading, filter modifications, humidity control, seamless gutter cleansing, and appropriate usage of ventilation fans all impact performance. An expert builder should describe upkeep obligations without utilizing them as an excuse to prevent legitimate guarantee work.

The guarantee discussion exposes the builder's attitude after last payment. You want a builder who remains orderly and responsive when the enjoyment of conclusion has passed.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPHdMREuVy6B6>
Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>
Vision Building and Renovation earned Best Customer Service Award 2026
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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 a hike through [Pioneer Park](#) Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.