

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 projects where individual taste, household routines, land conditions, funding, engineering, and craftsmanship all fulfill in the very same place. An excellent custom home builder can turn those moving parts into a home that feels unavoidable, as if it constantly belonged on that lot. The incorrect builder can make even a generous budget plan feel stretched and a beautiful plan feel exhausting.

Most property owners understand to inquire about cost, schedule, and previous work. Those questions matter, however they just scratch the surface. The much better questions expose how a builder thinks, how they interact when something fails, how they handle allowances, how they select subcontractors, and whether they are truly fit for your type of new home construction.

A dream home is not developed on optimism alone. It is developed on paperwork, decision-making, trust, and the everyday routines of individuals managing the job. Before you sign a contract, slow the process down enough to ask the questions that separate a polished sales pitch from a capable structure operation.

Are you the best kind of builder for this home?

Not every home builder is the best fit for every custom task. Some builders concentrate on production homes with restricted personalization. Some focus on high-end custom homes with designers, engineers, designers, and intricate surface schedules. Others sit someplace in between, offering semi-custom plans with flexible designs and finish packages.

The first concern is not merely, "Can you construct this?" Most experienced builders can state yes to a wide variety of jobs. The better concern is, "How often 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 task from a flat-lot integrate in an industrialized neighborhood. A contemporary home with large glass openings, flush baseboards, hidden gutters, and tight trim reveals demands various guidance than a conventional home with standard case and traditional rooflines. A rural build with well, septic, propane, and energy extensions involves different dangers than an urban infill task where gain access to, sound, staging, and area rules end up being significant constraints.

Ask the builder to stroll you through two or 3 equivalent homes they have completed. Equivalent ways comparable in scope, not just similar in square video footage. A 4,000-square-foot home can be uncomplicated or incredibly intricate depending upon the site, architecture, mechanical systems, and finish level. If your prepared home includes a chef's kitchen, aging-in-place bathroom style, elevator, separated shop, swimming pool house, or accessory residence unit, ask particularly about those features.

A strong custom home builder will not oversell. They will describe where they have deep experience and where they would generate specialized support. That honesty matters. The builder who claims every task is simple may not be looking carefully enough.

What function will you play throughout design?

Some homeowners work with a designer first, complete the plans, and then bring builders in to bid. Others choose a design-build approach, where the builder and style group work together from the beginning. Both can work, however the timing alters the outcome.

When a builder is included early, they can talk about cost, constructability, lead times, and site logistics before the illustrations are ended up. That can prevent expensive redesign later. For instance, a house owner might fall in love with a wall of folding glass doors until they find out the structural steel, drainage detailing, and product expense push that single feature far beyond the budget plan. Early builder input does not suggest abandoning the style. It indicates understanding 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, evaluation architectural plans, recommend engineers, help assess land, and develop preliminary schedules. Others just price a finished strategy set.

The secret is clearness. If you expect the builder to assist style decisions, recognize cost-saving options, and attend conferences with your architect, that work has worth and should be defined. A serious general contractor will normally charge for significant preconstruction services, specifically on a real custom home. Free estimating based on insufficient illustrations often results in unclear numbers, missed out on information, 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 proposal. It must be a living file with enough detail to show what is included, what is presumed, what is omitted, and what stays undecided.

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

tile, lighting, appliances, pipes fixtures, cabinetry hardware, or landscaping. Allowances are not inherently bad. They are frequently needed. The issue comes when they are unrealistically low.

A kitchen device allowance of \$12,000 might be sensible for one home and entirely inadequate for another. A lighting allowance can vanish rapidly when ornamental components, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and wise controls are all included. Tile is another area where house owners are frequently stunned. The cost distinction between a basic 12-by-24 porcelain tile and a handmade zellige tile affects not only material cost, but likewise labor, design time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, previous jobs, provider quotes, or generic placeholders? Will you receive a line-item **Kitchen remodel** budget? How frequently is it upgraded? What occurs if choices go beyond the allowance? Will you see invoices or supplier confirmations?

The finest builders welcome spending plan discussions because they understand money becomes more psychological when it is unclear. If a proposal is much lower than others, do not presume you discovered a deal. Ask what is missing out on. Low quotes can originate from effectiveness, but they can also originate from insufficient scopes, thin allowances, omitted website work, or presumptions that will appear later as alter orders.

Who will in fact handle the job?

The individual who sells the project may not be the individual who runs it. That is not necessarily an issue, but you need to understand the structure before work begins.

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

Custom homes require close guidance because little choices stack up quickly. Framing details affect window positioning. Window setup affects flashing. Flashing affects siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet layouts affect electrical rough-in. If nobody is coordinating those information, the property owner may not see the repercussions up until it is pricey to fix them.

A skilled remodeling contractor or custom builder comprehends sequencing. They know when the plumbing technician requires final component requirements, when the cabinet shop needs home appliance cut sheets, when the electrical contractor needs lighting choices, and when the tile installer requires niche locations and drain options. The homeowner does not need to handle every trade, but someone does.

I have seen projects stay calm through tough **Bathroom remodel builtbyvbr.com** weather, delayed materials, and style modifications because the superintendent kept tidy notes and held trades liable. I have actually also seen easy projects end up being disorderly since nobody owned the schedule. Management is not documents for its own sake. It is the difference between momentum and drift.

How do you communicate during construction?

Communication design can make or break the experience. Some builders use construction management software with schedules, choices, photos, modification orders, and messages in one location. Others count on e-mail, call, and weekly conferences. Either approach can work if it is consistent and documented.

Ask how typically you will get updates. Weekly is common for custom homes, though active phases might need more regular contact. Ask whether meetings take place on site, by video, or at the builder's workplace. Ask how

choices are recorded. A spoken approval in the driveway might feel effective, but 6 weeks later on nobody may remember whether the powder room faucet was expected to be wall-mounted or deck-mounted.

It is also worth asking how the builder manages problem. Every knowledgeable builder has actually had a footing inspection delayed by rain, a backordered window, an unsuccessful compaction test, a framing dispute, or a trade mistake. The problem is not whether issues will occur. They will. The problem is whether the builder reports them quickly, offers options, discusses expense and schedule effect, and documents the decision.

A homeowner should likewise be sincere about their own communication requirements. If you want in-depth explanations and time to evaluate choices, state so. If you take a trip frequently, establish who can approve urgent products. If both spouses or partners must approve changes, inform the builder before the very first modification order. Good communication is a shared discipline.

What is included in your contract?

A custom home contract need to specify enough that both parties comprehend the offer. It must define the scope of work, agreement price or rates technique, payment schedule, allowances, exclusions, change order procedure, insurance requirements, disagreement resolution, guarantee terms, and approximated schedule.

There are numerous common pricing structures. A fixed-price contract provides the property owner a defined rate for a specified scope, though modifications and allowances can still impact the final cost. A cost-plus agreement charges the real expense of work plus a builder cost or portion. Some builders utilize a hybrid technique, particularly when plans are detailed but particular choices or website conditions remain open.

No rates method is automatically best. Fixed-price contracts can supply cost certainty, however the builder should include enough contingency to cover danger. Cost-plus agreements can be transparent, however they need trust, documents, and clear meanings of reimbursable expenses. 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 precisely is consisted of in the rate, and what is excluded?
2. How are allowances dealt with if we invest more or less than the budgeted amount?
3. What markup uses to change orders, products, and subcontractor work?
4. What documents will we receive with each payment request?
5. What takes place if concealed conditions or code requirements increase the scope?

That is the first of just a couple of minutes while doing so when you have maximum utilize and minimum cost direct exposure. Use it. If an agreement is vague, request for information in writing. An expert builder will not be upset **Home builder** by mindful evaluation. They will typically prefer it because uncertainty creates conflict later.

Are you licensed, guaranteed, and correctly qualified for this jurisdiction?

Licensing requirements vary by state, county, and town. 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 correctly certified because they have a website, a truck, or a portfolio.

Ask for proof of licensing where relevant. Request general liability insurance and workers' settlement coverage. If subcontractors are used, ask how the builder confirms their insurance. If the project involves 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 structure department frequently knows the typical evaluation concerns, evaluation expectations, and paperwork requirements. That does not imply they get special treatment. It indicates they know how to send complete info and avoid preventable delays.

For rural or uncommon websites, ask about ecological constraints, gain access to authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A beautiful lot can carry surprise expenses. Rock excavation, long utility runs, bad drainage, expansive soil, tree defense, and septic restrictions can change a budget dramatically. The best builder will encourage due diligence before you dedicate too deeply.

Can I talk to current clients, not just your preferred clients?

References matter, however curated references have limits. Every builder can normally produce a few pleased customers. Request current customers whose jobs resemble yours. If possible, ask for one client whose home was completed a minimum of a year ago. A homeowner's point of view changes after they have actually endured a full cycle of seasons, used the a/c system heavily, saw drain throughout storms, and contacted the builder for warranty items.

When you consult with references, listen for specifics. Did the builder return calls? Was the job site arranged? Were invoices clear? Did the final cost align with expectations? How did the builder manage errors? Would they hire the exact same builder again?

The most useful recommendation conversations frequently consist of a pause before the answer. No task is ideal. If a previous client says, "We had a couple of concerns with cabinet shipment, but the builder informed us early and worked around it," that is a credible favorable indication. If every response sounds rehearsed, keep digging.

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

How do you choose and handle subcontractors?

Most custom homes are developed by a network of skilled trades. The builder coordinates excavation, concrete, framing, roofing, pipes, electrical, A/C, insulation, drywall, trim, cabinetry, tile, flooring, painting, and more. Even builders with internal crews depend on subcontractors for specialized work.

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

That said, commitment must not suggest complacency. Ask how the builder examines trade performance. Do they inspect work before requiring municipal assessments? Do they hold back payment up until punch items are solved? Do they need trades to protect completed surface areas? Do they enforce job-site cleanliness and safety?

The quality of a home depends heavily on what gets covered up. Flashing, air sealing, waterproofing, framing adapters, duct sealing, and subfloor fastening are not glamorous, however they shape sturdiness and convenience. A builder who just talks about countertops and cabinet surfaces might not be focused enough on the structure envelope and mechanical systems.

How do you manage selections and deadlines?

Selections are where numerous custom home schedules waste time. Property owners often think finishes can be chosen later, and sometimes they can. But "later" gets here faster than expected.

Windows might need to be ordered before framing starts. Pipes valves need to be picked before rough-in. Home appliance requirements affect cabinet design, electrical circuits, gas lines, ventilation, and sometimes framing. Tile choices impact shower layout, drain positioning, niche sizing, and transition details. Outside materials impact weather barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It must show when decisions are needed, not simply when items are set up. A bath tub may be installed months before the bathroom looks finished. A range might not arrive until near the end, however the cabinet maker and electrician require its specs much earlier.

This is specifically important if your dream home includes features motivated by a kitchen remodel or bathroom remodel you have actually admired online. Photos hardly ever show the preparations and coordination behind the completed space. A large-format porcelain shower, for instance, may require a specialty installer, more powerful substrate preparation, and mindful fixture positioning. A built-in refrigerator needs exact opening dimensions and ventilation clearances. A custom range hood might require early coordination in between cabinetry, A/C, and electrical trades.

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

What happens 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 upgrading counter tops, adding built-ins, broadening an outdoor patio, or picking different floor covering. Others come from field conditions, code requirements, item schedule, or style disputes. Each modification needs to be documented with a description, expense, schedule impact, and approval before work proceeds whenever possible.

Ask how the builder prices alter orders. Exists a markup? Exists an administrative fee? Are credits dealt with at the same markup as additions? If a modification minimizes work, will you get the full savings minus recorded expenses already sustained, or is there a various formula?

Timing matters. Moving a wall on paper may be affordable. Moving it after framing, electrical rough-in, plumbing, and heating and cooling work may trigger numerous trades and assessment hold-ups. A builder ought to have the ability to discuss those ripple effects without sounding defensive.

It is fair for homeowners to alter their minds. It is also fair for builders to charge for the time and work required. The healthiest projects treat modifications as service decisions, not individual conflicts.

How do you protect quality during the build?

Quality control must not be reserved for the last punch list. Already, numerous crucial details are concealed behind drywall, siding, tile, or paint.

Ask the builder what assessments they carry out beyond required community inspections. Building inspectors examine code compliance, however code is the minimum legal standard, not a custom quality benchmark. A home can pass inspection and still have careless finish work, weak air sealing, poor tile layout, or inconsistent trim reveals.

A good builder has internal checkpoints. They might review structure measurements before framing, confirm window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and stroll cabinets before counter tops are templated. They might use blower door testing, duct leak testing, or third-party envelope assessments depending upon the home and regional energy requirements.



You do not require to end up being a construction expert, however you should ask how quality is determined. If the response is "we use excellent individuals," keep asking. Good individuals still need requirements, supervision, and accountability.

How do you manage energy efficiency and comfort?

A custom home needs to do more than look good on move-in day. It needs to live well. Comfort depends on insulation, air sealing, window performance, a/c design, wetness management, ventilation, and orientation. These elements are often less noticeable than floor covering or counter tops, however they form daily satisfaction.

Ask whether the heating and cooling system is developed utilizing correct load estimations rather than rule-of-thumb sizing. Extra-large systems can short-cycle, leaving rooms humid or unequal. Small systems struggle during temperature extremes. Ask how fresh air ventilation is dealt with, particularly in tighter homes. Inquire about insulation types, air sealing approaches, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades involve trade-offs. Triple-pane windows may make sense in some environments and spending plans, while premium double-pane windows with much better air sealing may deliver more worth in other places. Spray foam insulation can carry out well when set up correctly, but it must be paired with appropriate ventilation and moisture planning. Solar preparedness might deserve talking about even if panels are not installed immediately.

A thoughtful builder will not press every upgrade. They will assist prioritize based on environment, spending plan, design, and long-lasting plans. The goal is a home that feels quiet, dry, effective, and comfortable, not just one that checks a marketing box.

What does the warranty actually cover?

Every builder discusses standing behind their work. Ask what that indicates in writing.

A new custom home usually includes warranties on craftsmanship, materials, systems, and structural aspects, however terms vary extensively. Some warranties are provided directly by the builder. Others originate from producers or subcontractors. Home appliances, roof, windows, a/c equipment, plumbing components, and surfaces may each have separate service warranty terms.

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

Also ask what is not covered. House owner maintenance matters. Caulking, grading, filter modifications, humidity control, rain gutter cleaning, and correct usage of ventilation fans all affect efficiency. An expert builder needs to explain upkeep responsibilities without using them as an excuse to avoid legitimate warranty work.

The warranty discussion exposes the builder's mindset after final payment. You desire a builder who stays orderly and responsive when the excitement 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

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:(435)669-4133), 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.