

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 personal taste, household routines, land conditions, funding, engineering, and craftsmanship all fulfill in the exact same location. An excellent custom home builder can turn those moving parts into a home that feels inescapable, as if it constantly belonged on that lot. The incorrect builder can make a generous spending plan feel stretched and a lovely plan feel exhausting.

Most homeowners know to ask about rate, schedule, and past work. Those concerns matter, but they only scratch the surface. The much better concerns expose how a builder thinks, how they communicate when something fails, how they manage allowances, how they pick subcontractors, and whether they are really suited for your type of new home construction.

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

Are you the ideal kind of builder for this home?

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

The first question is not merely, "Can you build this?" The majority of knowledgeable builders can say yes to a wide range of projects. The much better concern is, "How often do you construct 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 task from a flat-lot build in a developed subdivision. A contemporary home with big glass openings, flush baseboards, concealed gutters, and tight trim exposes needs various supervision than a standard home with standard case and conventional rooflines. A rural develop with well, septic, lp, and energy extensions includes different risks than a metropolitan infill job where gain access to, sound, staging, and neighborhood guidelines end up being significant constraints.

Ask the builder to walk you through 2 or 3 similar homes they have completed. Equivalent means similar in scope, not simply comparable in square video footage. A 4,000-square-foot home can be straightforward or exceptionally complex depending upon the website, architecture, mechanical systems, and surface level. If your planned home consists of a chef's kitchen, aging-in-place restroom design, elevator, removed shop, swimming pool home, or accessory dwelling unit, 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 generate specialty assistance. That honesty matters. The builder who claims every task is easy may not be looking closely enough.

What function will you play throughout design?

Some property owners work with a designer first, finish the strategies, and after that bring builders in to bid. Others pick a design-build technique, where the builder and style team work together from the beginning. Both can work, but the timing alters the outcome.

When a builder is included early, they can comment on cost, constructability, preparations, and site logistics before the illustrations are finished. That can avoid costly redesign later on. For instance, a homeowner might fall for a wall of folding glass doors until they discover the structural steel, drain detailing, and product expense push that single feature far beyond the budget. Early builder input does not mean deserting the style. It means understanding the cost of decisions while there is still time to adjust.

Ask whether the builder offers preconstruction services. If so, ask what those services consist of. Some builders offer rough budgeting from schematic illustrations, evaluation architectural plans, advise engineers, help evaluate land, and develop initial schedules. Others only price a finished plan set.

The key is clarity. If you expect the builder to guide design decisions, recognize cost-saving options, and go to meetings with your designer, that work has value and ought to be specified. A severe general contractor will normally charge for significant preconstruction services, especially on a true custom home. Free estimating based on incomplete illustrations frequently causes unclear numbers, missed details, and aggravation later.

How do you establish the budget?

A custom home spending plan need to not be a single number written at the bottom of a proposal. It ought to be a living document with enough information to reveal what is included, what is presumed, what is excluded, and what stays undecided.

One of the most typical problems in new home construction is the gap in between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for a product not totally chosen at contract time, such

as tile, lighting, home appliances, plumbing components, cabinets hardware, or landscaping. Allowances are not inherently bad. They are often required. The issue comes when they are unrealistically low.

A kitchen device allowance of \$12,000 might be reasonable for one home and totally inadequate for another. A lighting allowance can disappear rapidly when ornamental fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and wise controls are all included. Tile is another location where property owners are frequently shocked. The cost distinction in between a simple 12-by-24 porcelain tile and a handmade zellige tile impacts not only material cost, however likewise labor, design time, waste, and in some cases substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, past tasks, provider quotes, or generic placeholders? Will you receive a line-item budget? How typically is it updated? What takes place if selections exceed the allowance? Will you see invoices or provider confirmations?

The finest builders welcome budget conversations [tax help Clark Tax Co.](#) because they know cash ends up being more emotional when it is unclear. If a proposition is much lower than others, do not assume you found a bargain. Ask what is missing. Low quotes can come from efficiency, however they can also come from incomplete scopes, thin allowances, left out website work, or presumptions that will emerge later as alter orders.

Who will actually manage the job?

The person who sells the job may not be the person who runs it. That is not always a problem, but you need to understand the structure before work begins.

Ask who your daily contact will be when construction starts. Will there be a devoted task supervisor? A website superintendent? How typically will that person be on site? How many other projects will they be managing at the exact same time?

Custom homes need close guidance since small decisions accumulate rapidly. Framing information affect window alignment. Window setup affects flashing. Flashing impacts siding and interior drywall. Mechanical goes after impact ceiling heights. Cabinet designs affect electrical rough-in. If no one is collaborating those information, the house owner may not see the consequences till it is costly to fix them.

A skilled remodeling contractor or custom builder comprehends sequencing. They understand when the plumber needs last fixture specs, when the cabinet shop needs home appliance cut sheets, when the electrical contractor needs lighting choices, and when the tile installer requires niche places and drain options. The house owner does not need to handle every trade, but somebody does.

I have seen projects stay calm through hard weather, postponed materials, and style modifications due to the fact that the superintendent kept clean notes and held trades accountable. I have actually likewise seen easy jobs end up being chaotic since no one owned the schedule. Management is not paperwork for its own sake. It is the difference between momentum and drift.

How do you interact throughout construction?

Communication style can make or break the experience. Some builders utilize construction management software application with schedules, choices, pictures, modification orders, and messages in one location. Others count on email, telephone call, and weekly conferences. Either method can work if it is consistent and documented.

Ask how often you will get updates. Weekly is common for custom homes, though active phases might need more frequent contact. Ask whether meetings occur on site, by video, or at the builder's workplace. Ask how choices are recorded. A spoken approval in the driveway may feel efficient, but 6 weeks later on nobody might remember whether the powder space faucet was supposed to be wall-mounted or deck-mounted.

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

A property owner should likewise be truthful about their own interaction needs. If you want comprehensive descriptions and time to evaluate choices, state so. If you take a trip often, establish who can approve urgent items. If both partners or partners need to approve modifications, tell the builder before the very first change order. Great communication is a shared discipline.

What is included in your contract?

A custom home agreement ought to specify enough that both parties understand the deal. It should define the scope of work, contract price or rates method, payment schedule, allowances, exemptions, change order process, insurance coverage requirements, conflict resolution, warranty terms, and estimated schedule.

There are several common rates structures. A fixed-price agreement provides the homeowner a defined cost for a defined scope, though modifications and allowances can still affect the last cost. A cost-plus agreement charges the actual cost of work plus a builder charge or percentage. Some builders use a hybrid method, particularly when plans are comprehensive however certain selections or site conditions remain open.

No rates technique is instantly best. Fixed-price agreements can provide expense certainty, but the builder should consist of enough contingency to cover threat. Cost-plus contracts can be transparent, but they need trust, documents, and clear meanings of reimbursable expenses. What matters is whether the approach matches the job 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 price, and what is excluded?
2. How are allowances dealt with if we invest basically than the budgeted amount?
3. What markup applies to alter orders, materials, and subcontractor work?
4. What documentation will we receive 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 while doing so when you have optimal leverage and minimum expense exposure. Utilize it. If a contract is vague, request clarification in composing. A professional builder will not be offended by careful review. They will typically choose it due to the fact that uncertainty produces dispute later.

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

Licensing requirements vary by state, county, and municipality. Some areas need a general contractor license. Others have registration systems or separate requirements for plumbing, electrical, A/C, septic, or specialized trades. Do not assume a builder is effectively qualified due to the fact that they have a site, a truck, or a portfolio.



Ask for proof of licensing where relevant. Request for general liability insurance coverage and employees' payment coverage. If subcontractors are utilized, ask how the builder confirms their insurance coverage. 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 area where experience matters. A builder knowledgeable about the local building department frequently understands the common evaluation concerns, examination expectations, and documentation requirements. That does not imply they get unique treatment. It implies they know how to submit total information and avoid avoidable delays.

For rural or uncommon websites, inquire about environmental restrictions, access authorizations, energy easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring surprise costs. Rock excavation, long energy runs, poor drainage, extensive soil, tree defense, and septic limitations can change a budget plan dramatically. The ideal builder will motivate due diligence before you dedicate too deeply.



Can I consult with recent customers, not simply your favorite clients?

References matter, but curated recommendations have limits. Every builder can typically produce a couple of delighted customers. Request recent customers whose tasks resemble yours. If possible, ask for one customer whose home was finished at least a year back. A homeowner's perspective modifications after they have actually

endured a complete cycle of seasons, used the heating and cooling system greatly, enjoyed drainage during storms, and contacted the builder for warranty items.

When you talk with recommendations, listen for specifics. Did the builder return calls? Was the task site arranged? Were billings clear? Did the last cost line up with expectations? How did the builder handle mistakes? Would they work with the same builder again?

The most helpful reference discussions frequently include a time out before the response. No job is ideal. If a previous customer says, "We had a couple of problems with cabinet delivery, but the builder informed us early and worked around it," that is a credible positive sign. 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 providers, and specialty trades typically understand which builders pay on time, schedule realistically, and treat people well. A builder who maintains strong trade relationships is more likely to get responsive service when the marketplace is busy.

How do you choose and manage subcontractors?

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

Ask whether the builder utilizes the exact same subcontractors routinely or bids every job to the lowest readily available trade. Constant trade relationships often produce better quality and smoother scheduling. Trades who understand a builder's standards are more likely to prepare ahead and correct issues rapidly. Lowest-bid trade selection might decrease in advance cost, however it can increase supervision needs and quality risk.

That stated, loyalty ought to not indicate complacency. Ask how the builder evaluates trade performance. Do they inspect work before calling for municipal evaluations? Do they hold back payment till punch products are dealt with? Do they require trades to secure finished surfaces? Do they impose job-site cleanliness and safety?

The quality of a home depends greatly on what gets covered up. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor fastening are not attractive, but they form durability and convenience. A builder who just speaks about countertops and cabinet surfaces might not be focused enough on the structure envelope and mechanical systems.

How do you manage choices and deadlines?

Selections are where many custom home schedules lose time. Homeowners frequently think surfaces can be selected later on, and in some cases they can. However "later on" shows up faster than expected.

Windows may require to be bought before framing starts. Plumbing valves must be chosen before rough-in. Device requirements affect cabinet style, electrical circuits, gas lines, ventilation, and often framing. Tile options impact shower design, drain positioning, niche sizing, and transition information. Exterior materials impact weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It must reveal when decisions are needed, not simply when products are set up. A bathtub may be set up months before the restroom looks completed. A variety might not show up until near completion, however the cabinet maker and electrical expert need its requirements much earlier.

This is specifically essential if your dream home consists of features motivated by a kitchen remodel or bathroom remodel you have admired online. Photos rarely reveal the preparations and coordination behind the completed

space. A large-format porcelain shower, for instance, may require a specialized installer, stronger substrate preparation, and cautious fixture positioning. A built-in fridge needs specific opening measurements and ventilation clearances. A custom variety hood might need early coordination in between cabinets, HVAC, and electrical trades.

A builder with a disciplined choice procedure will protect you from hurried decisions. They might ask you to pick items 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 structure. The goal is not to remove them completely. The goal is to handle them clearly.

Some changes are owner-driven, such as updating countertops, adding built-ins, broadening a patio area, or selecting various floor covering. Others come from field conditions, code requirements, item availability, or design conflicts. Each change ought to be documented with a description, expense, schedule effect, and approval before work proceeds whenever possible.

Ask how the builder prices alter orders. Exists a markup? Is there an administrative fee? Are credits dealt with at the exact same markup as additions? If a modification lowers work, will you get the complete cost savings minus documented costs already incurred, or is there a different formula?

Timing matters. Moving a wall on paper may be economical. Moving it after framing, electrical rough-in, plumbing, and a/c work may set off several trades and examination delays. A builder should have the ability to describe 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 required. The healthiest projects deal with changes as business decisions, not individual conflicts.

How do you protect quality throughout the build?

Quality control ought to not be booked for the final punch list. By then, numerous important details are concealed behind drywall, siding, tile, or paint.

Ask the builder what inspections they perform beyond required municipal examinations. Building inspectors inspect code compliance, but code is the minimum legal standard, not a custom quality benchmark. A home can pass assessment and still have sloppy finish work, weak air sealing, poor tile layout, or inconsistent trim reveals.

A good builder has internal checkpoints. They might examine structure measurements before framing, verify window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and stroll cabinetry before counter tops are templated. They might utilize blower door testing, duct leakage screening, or third-party envelope examinations depending on the home and regional energy requirements.

You do not require to become a construction specialist, however you ought to ask how quality is determined. If the answer is "we utilize excellent individuals," keep asking. Excellent individuals still need requirements, supervision, and accountability.

How do you manage energy efficiency and comfort?

A custom home ought to do more than look excellent on move-in day. It must live well. Comfort depends on insulation, air sealing, window performance, HVAC design, moisture management, ventilation, and orientation.

These elements are typically less visible than floor covering or countertops, however they form everyday satisfaction.



Ask whether the a/c system is created utilizing proper load computations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving rooms damp or uneven. Small systems struggle throughout temperature level extremes. Ask how fresh air ventilation is dealt with, particularly in tighter homes. Ask about insulation types, air sealing techniques, attic design, basement or crawl space conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows may make good sense in some environments and budgets, while high-quality double-pane windows with much better air sealing may provide more worth somewhere else. Spray foam insulation can carry out well when set up properly, however it must be paired with proper ventilation and moisture preparation. Solar preparedness may be worth going over even if panels are not set up immediately.

A thoughtful builder will not push every upgrade. They will assist focus on based upon climate, spending plan, style, and long-term strategies. The objective is a home that feels peaceful, dry, efficient, and comfy, not simply one that inspects a marketing box.

What does the service warranty truly cover?

Every builder discuss guaranteeing their work. Ask what that implies in writing.

A new custom home typically includes service warranties on workmanship, products, systems, and structural components, however terms differ commonly. Some guarantees are provided straight by the builder. Others originate from producers or subcontractors. Appliances, roof, windows, heating and cooling devices, plumbing components, and finishes might each have separate warranty terms.

Ask how service warranty demands are sent and how rapidly they are resolved. Ask whether there is an 11-month guarantee walk before the very first year ends. Lots of homes experience minor settlement cracks, nail pops, door adjustments, caulk separation, or seasonal movement throughout the very first year. A structured warranty procedure helps manage these items efficiently.

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 impact efficiency. A professional builder should explain upkeep responsibilities without utilizing them as an excuse to avoid legitimate service warranty work.

The warranty discussion exposes the builder's attitude after final payment. You want a builder who remains organized 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

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](#), 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.