

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 tasks where personal taste, family routines, land conditions, funding, engineering, and workmanship all meet in the same location. 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 wrong builder can make a generous budget feel strained and a gorgeous strategy feel exhausting.



Most property owners know to ask about rate, schedule, and past work. Those questions matter, but they only scratch the surface area. The much better concerns reveal how a builder thinks, how they communicate when something fails, how they deal with allowances, how they select subcontractors, and whether they are really matched 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 everyday practices of the people handling the job. Before you sign an agreement, slow the process down enough to ask the questions that separate a sleek sales pitch from a capable structure operation.

Are you the right type of builder for this home?

Not every home builder is the ideal suitable for every custom job. Some builders specialize in production homes with restricted modification. Some focus on high-end custom homes with designers, engineers, designers, and complex surface schedules. Others sit somewhere in between, offering semi-custom strategies with flexible designs and surface packages.

The very first concern is not merely, "Can you construct this?" The majority of experienced builders can say yes to a large range of projects. The better question is, "How typically do you build homes like this, at this level of intricacy, in this area?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different project from a flat-lot build in an industrialized subdivision. A modern-day home with big glass openings, flush baseboards, concealed seamless gutters, and tight trim exposes needs different guidance than a conventional home with standard housing and traditional rooflines. A rural develop with well, septic, gas, and energy extensions involves various threats than an urban infill task where access, noise, staging, and area guidelines end up being significant constraints.

Ask the builder to stroll you through 2 or 3 equivalent homes they have completed. Comparable ways comparable in scope, not just similar in square video footage. A 4,000-square-foot home can be simple or exceptionally complex depending on the website, architecture, mechanical systems, and surface level. If your prepared home consists of a chef's kitchen, aging-in-place bathroom style, elevator, detached shop, swimming pool house, or accessory dwelling system, ask specifically 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 support. That honesty matters. The builder who declares every job is easy might not be looking closely enough.

What function will you play during design?

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

When a builder is included early, they can comment on cost, constructability, lead times, and website logistics before the illustrations are ended up. That can avoid costly redesign later on. For example, a house owner may fall for a wall of folding glass doors up until they learn the structural steel, drainage detailing, and product cost push that single function far beyond the budget. Early builder input does not imply deserting the design. It implies comprehending the expense of choices 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 drawings, review architectural strategies, suggest engineers, help examine

land, and develop preliminary schedules. Others just price a completed strategy set.

The key is clearness. If you expect the builder to guide style choices, determine cost-saving options, and attend meetings with your architect, that work has worth and needs to be specified. A major general contractor will typically charge for significant preconstruction services, specifically on a true custom home. Free approximating based upon incomplete drawings frequently causes vague numbers, missed details, and aggravation later.

How do you establish the budget?

A custom home budget ought to not be a single number written at the bottom of a proposal. It should be a living document with enough information to show what is included, what is assumed, what is left out, and what remains undecided.

One of the most common issues 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 a product not totally chosen at contract time, such as tile, lighting, devices, pipes fixtures, cabinetry hardware, or landscaping. Allowances are not inherently bad. They are typically needed. The problem comes when they are unrealistically low.



A kitchen home appliance allowance of \$12,000 may be affordable for one home and completely inadequate for another. A lighting allowance can disappear rapidly when ornamental fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and wise controls are all consisted of. Tile is another location where property owners are often shocked. The cost difference in between an easy 12-by-24 porcelain tile and a handmade zellige tile impacts not only material cost, but also labor, design time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, past projects, provider quotes, or generic placeholders? Will you get a line-item spending plan? How typically is it updated? What happens if selections go beyond the allowance? Will you see invoices or provider confirmations?

The finest builders welcome budget plan conversations because **New home construction** they understand cash ends up being more psychological when it is uncertain. If a proposal is much lower than others, do not presume you found a bargain. Ask what is missing. Low quotes can come from efficiency, but they can likewise originate

from insufficient scopes, thin allowances, omitted site work, or presumptions that will emerge later as change orders.

Who will actually manage the job?

The person who offers the task might not be the person who runs it. That is not necessarily an issue, however you require to know the structure before work begins.

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

Custom homes need close guidance because little decisions stack up quickly. Framing details impact window alignment. Window installation affects flashing. Flashing impacts siding and interior drywall. Mechanical chases after impact ceiling heights. Cabinet layouts affect electrical rough-in. If nobody is coordinating those details, the property owner may not see the effects till it is costly to fix them.

A qualified remodeling contractor or custom builder comprehends sequencing. They understand when the plumber requires last fixture specifications, when the cabinet store requires appliance cut sheets, when the electrical contractor requires lighting choices, and when the tile installer requires specific niche places and drain options. The homeowner does not require to manage every trade, but someone does.

I have actually seen tasks remain calm through hard weather condition, delayed products, and design modifications because the superintendent kept clean notes and held trades liable. I have likewise seen simple jobs end up being disorderly since nobody owned the schedule. Management is not paperwork for its own sake. It is the distinction between momentum and drift.

How do you interact throughout construction?

Communication style can make or break the experience. Some builders use construction management software with schedules, choices, photos, modification orders, and messages in one place. Others depend on email, call, and weekly meetings. Either method can work if it corresponds and documented.

Ask how often you will receive updates. Weekly is common for custom homes, though active phases may require more regular contact. Ask whether conferences take place on website, by video, or at the builder's office. Ask how choices are tape-recorded. A verbal approval in the driveway may feel effective, but 6 weeks later on nobody might keep in mind whether the powder room faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder handles bad news. Every knowledgeable builder has had a footing assessment delayed by rain, a backordered window, an unsuccessful compaction test, a framing conflict, or [Custom home builder](#) a trade error. The issue is not whether problems will occur. They will. The issue is whether the builder reports them promptly, uses options, discusses expense and schedule impact, and files the decision.

A house owner need to likewise be truthful about their own communication requirements. If you want detailed explanations and time to evaluate selections, state so. If you travel often, establish who can authorize urgent items. If both partners or partners need to authorize modifications, tell the builder before the very first modification order. Good communication is a shared discipline.

What is included in your contract?

A custom home agreement needs to be specific enough that both parties comprehend the deal. It needs to specify the scope of work, agreement price or pricing technique, payment schedule, allowances, exclusions, modification order process, insurance requirements, disagreement resolution, guarantee terms, and estimated schedule.

There are several common pricing structures. A fixed-price contract provides the property owner a specified rate for a defined scope, though modifications and allowances can still impact the last expense. A cost-plus agreement charges the real expense of work plus a builder charge or percentage. Some builders use a hybrid technique, particularly when plans are detailed but particular selections or site conditions stay open.

No prices method is instantly best. Fixed-price agreements can offer cost certainty, but the builder needs to include enough contingency to cover risk. Cost-plus contracts can be transparent, however they need trust, documents, and clear definitions of reimbursable costs. What matters is whether the method matches the project and whether you understand how the builder makes money.

Before signing, ask these agreement 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 more or less 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 occurs if concealed conditions or code requirements increase the scope?

That is the very first of just a couple of moments at the same time when you have maximum take advantage of and minimum cost exposure. Use it. If a contract is unclear, ask for clarification in writing. A professional builder will not be angered by mindful evaluation. They will generally choose it due to the fact that obscurity creates conflict later.

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

Licensing requirements vary by state, county, and municipality. Some areas require a general contractor license. Others have registration systems or separate requirements for pipes, electrical, HEATING AND COOLING, septic, or specialty trades. Do not assume a builder is properly certified since they have a site, a truck, or a portfolio.

Ask for proof of licensing where relevant. Request general liability insurance and workers' compensation coverage. If subcontractors are utilized, ask how [Kitchen remodel](#) the builder validates their insurance coverage. If the job includes structural engineering, energy code compliance, septic style, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another area where experience matters. A builder acquainted with the regional building department frequently understands the common review problems, evaluation expectations, and paperwork requirements. That does not indicate they get unique treatment. It means they know how to submit complete details and avoid preventable delays.

For rural or unusual sites, ask about environmental restrictions, gain access to authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A stunning lot can carry covert costs. Rock excavation, long energy runs, bad drain, expansive soil, tree security, and septic restrictions can alter a budget plan drastically. The right builder will motivate due diligence before you dedicate too deeply.

Can I speak with current customers, not just your preferred clients?

References matter, however curated references have limits. Every builder can usually produce a few pleased clients. Request recent customers whose jobs resemble yours. If possible, request for one client whose home was finished at least a year ago. A house owner's viewpoint changes after they have actually endured a complete cycle of seasons, utilized the heating and cooling system greatly, watched drainage during storms, and contacted the builder for warranty items.

When you speak with recommendations, listen for specifics. Did the builder return calls? Was the job site arranged? Were invoices clear? Did the last expense line up with expectations? How did the builder manage errors? Would they hire the very same builder again?

The most useful reference discussions frequently include a time out before the answer. No job is ideal. If a previous client states, "We had a couple of problems with cabinet shipment, but the builder told us early and worked around it," that is a reliable positive indication. If every answer sounds rehearsed, keep digging.

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

How do you select and handle subcontractors?

Most custom homes are developed by a network of skilled trades. The builder coordinates excavation, concrete, framing, roof, pipes, electrical, A/C, insulation, drywall, trim, cabinets, tile, floor covering, painting, and more. Even builders with in-house crews rely on subcontractors for specialized work.

Ask whether the builder uses the exact same subcontractors routinely or bids every job to the lowest available trade. Consistent trade relationships often produce much better quality and smoother scheduling. Trades who know a builder's requirements are most likely to prepare ahead and remedy concerns quickly. Lowest-bid trade selection might reduce in advance cost, but it can increase supervision demands and quality risk.

That said, loyalty must not suggest complacency. Ask how the builder examines trade efficiency. Do they inspect work before calling for community inspections? Do they hold back payment up until punch products are dealt with? Do they need trades to secure completed surface areas? Do they enforce 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 fastening are not attractive, but they form sturdiness and convenience. A builder who just talks about counter tops and cabinet surfaces may not be focused enough on the building envelope and mechanical systems.

How do you manage choices and deadlines?

Selections are where lots of custom home schedules lose time. Property owners typically believe surfaces can be chosen later, and often they can. But "later on" shows up faster than expected.

Windows may need to be purchased before framing begins. Plumbing valves should be chosen before rough-in. Device specifications impact cabinet design, electrical circuits, gas lines, ventilation, and often framing. Tile options impact shower layout, drain positioning, specific niche sizing, and shift information. Outside products impact weather barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It should show when choices are needed, not simply when products are installed. A tub might be set up months before the restroom looks finished. A range may not show up till near the end, but the cabinet maker and electrical expert need its specs much earlier.

This is especially essential if your dream home includes features inspired by a kitchen remodel or bathroom remodel you have appreciated online. Photos rarely show the preparations and coordination behind the completed space. A large-format porcelain shower, for instance, may need a specialty installer, stronger substrate preparation, and mindful component positioning. A built-in refrigerator requires exact opening measurements and ventilation clearances. A custom variety hood might require early coordination between cabinets, HVAC, and electrical trades.

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

What occurs when we alter our minds?

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

Some changes are owner-driven, such as updating countertops, including built-ins, expanding a patio area, or choosing different flooring. Others originate from field conditions, code requirements, item availability, or design disputes. Each modification must be recorded with a description, cost, schedule impact, and approval before work profits whenever possible.

Ask how the builder costs change orders. Exists a markup? Is there an administrative cost? Are credits handled at the same markup as additions? If a modification minimizes work, will you receive the complete savings minus documented expenses currently incurred, or exists a various formula?

Timing matters. Moving a wall on paper may be inexpensive. Moving it after framing, electrical rough-in, plumbing, and HVAC work might activate several trades and inspection hold-ups. A builder needs to 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 jobs deal with changes as organization choices, not individual conflicts.

How do you protect quality during the build?

Quality control need to not be booked for the final punch list. Already, lots of important details are concealed behind drywall, siding, tile, or paint.

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

A good builder has internal checkpoints. They may evaluate structure measurements before framing, validate window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and walk cabinets before countertops are templated. They might utilize blower door screening, duct leakage testing, or third-party **Custom home builder** envelope evaluations depending on the home and local energy requirements.

You do not require to become a construction specialist, but you need to ask how quality is measured. If the response is "we utilize great people," keep asking. Good people still require requirements, supervision, and

accountability.

How do you manage energy efficiency and comfort?

A custom home should do more than look excellent on move-in day. It should live well. Comfort depends upon insulation, air sealing, window performance, heating and cooling design, wetness management, ventilation, and orientation. These aspects are often less visible than flooring or counter tops, however they shape everyday satisfaction.

Ask whether the HVAC system is designed utilizing correct load computations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving spaces damp or uneven. Small systems battle throughout temperature extremes. Ask how fresh air ventilation is dealt with, specifically in tighter homes. Inquire about insulation types, air sealing methods, attic design, basement or crawl space conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows may make good sense in some climates and budget 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 should be paired with proper ventilation and moisture planning. Solar preparedness might be worth going over even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will help focus on based on climate, budget, style, and long-term plans. The goal is a home that feels peaceful, dry, efficient, and comfortable, not just one that examines a marketing box.

What does the service warranty actually cover?

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

A new custom home typically consists of service warranties on craftsmanship, products, systems, and structural components, but terms vary commonly. Some warranties are offered straight by the builder. Others originate from producers or subcontractors. Appliances, roofing, windows, a/c equipment, pipes fixtures, and finishes might each have different guarantee terms.

Ask how service warranty requests are submitted and how rapidly they are dealt with. Ask whether there is an 11-month warranty walk before the very first year ends. Numerous homes experience minor settlement cracks, nail pops, door adjustments, caulk separation, or seasonal motion during the very first year. A structured service warranty procedure helps deal with these products efficiently.

Also ask what is not covered. Homeowner maintenance matters. Caulking, grading, filter changes, humidity control, rain gutter cleaning, and proper use of ventilation fans all impact efficiency. An expert builder must explain maintenance duties without utilizing them as an excuse to avoid legitimate service warranty work.

The warranty discussion reveals the builder's mindset 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

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in

business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](tel:(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 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.