

Business Name: Vision Building and Renovation

Address: St. George, UT

Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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St. George, UT

Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Building a custom home is one of the couple of projects [General contractor](#) where individual taste, family regimens, land conditions, funding, engineering, and workmanship all meet in the very same location. An excellent custom home builder can turn those moving parts into a home that feels inescapable, as if it always belonged on that lot. The wrong builder can make even a generous budget plan feel strained and a lovely plan feel exhausting.

Most property owners understand to inquire about price, schedule, and past work. Those concerns matter, however they just scratch the surface area. The better questions expose how a builder believes, how they communicate when something goes wrong, how they deal with allowances, how they choose subcontractors, and whether they are truly suited for your kind of new home construction.

A dream home is not built on optimism alone. It is constructed on documents, decision-making, trust, and the daily habits of individuals handling the job. Before you sign an agreement, slow the procedure down enough to ask the questions that separate a refined sales pitch from a capable building operation.

Are you the best type of builder for this home?

Not every home builder is the best fit for every custom job. Some builders concentrate on production homes with minimal customization. Some focus on high-end custom homes with architects, engineers, designers, and complex finish schedules. Others sit somewhere in between, providing semi-custom strategies with flexible layouts and surface packages.

The very first concern is not merely, "Can you construct this?" The majority of skilled builders can say yes to a wide range of tasks. The better question is, "How often do you develop homes like this, at this level of intricacy, in this location?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different task from a flat-lot build in an industrialized subdivision. A contemporary home with large glass openings, flush baseboards, hidden gutters, and tight trim reveals demands various supervision than a standard home with basic casing and traditional rooflines. A rural construct with well, septic, lp, and energy extensions involves different risks than a city infill task where access, noise, staging, and community rules become major constraints.

Ask the builder to stroll you through 2 or three comparable homes they have actually finished. Equivalent ways similar in scope, not just similar in square video footage. A 4,000-square-foot home can be uncomplicated or exceptionally complicated depending upon the site, architecture, mechanical systems, and finish level. If your prepared home includes a chef's kitchen, aging-in-place bathroom design, elevator, removed shop, swimming pool house, or accessory home system, 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 specialty support. That sincerity matters. The builder who claims every job is simple might not be looking closely enough.

What function will you play throughout design?

Some property owners work with an architect first, finish the plans, and then bring builders in to bid. Others select a design-build approach, where the builder and style team work together from the start. Both can work, however the timing changes the outcome.

When a builder is included early, they can comment on cost, constructability, lead times, and site logistics before the drawings are finished. That can avoid expensive redesign later on. For example, a homeowner might fall for a wall of folding glass doors up until they discover the structural steel, drainage detailing, and item expense push that single feature far beyond the budget. Early builder input does not suggest abandoning the design. It means understanding the expense of choices while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services consist of. Some builders offer rough budgeting from schematic drawings, review architectural plans, suggest engineers, assistance examine land, and create preliminary schedules. Others only price an ended up strategy set.

The key is clarity. If you expect the builder to guide style decisions, determine cost-saving options, and attend meetings with your architect, that work has worth and ought to be defined. A major general contractor will normally charge for meaningful preconstruction services, specifically on a true custom home. Free approximating based on insufficient illustrations typically causes vague numbers, missed out on information, and frustration later.

How do you establish the budget?

A custom home budget plan need to not be a single number composed at the bottom of a proposition. It needs to be a living document with enough information to reveal what is consisted of, what is presumed, what is left out, and what remains undecided.

One of the most common problems in new home construction is the space in between a homeowner'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 fixtures, cabinets hardware, or landscaping. Allowances are not inherently bad. They are often necessary. The issue comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 may be sensible for one home and entirely insufficient for another. A lighting allowance can disappear quickly when ornamental fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and wise controls are all included. Tile is another area where homeowners are often stunned. The expense distinction in between a simple 12-by-24 porcelain tile and a handmade zellige tile affects not only material expense, but likewise labor, layout time, waste, and in some cases substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, past jobs, provider quotes, or generic placeholders? Will you receive a line-item budget? How typically is it updated? What occurs if choices go beyond the allowance? Will you see billings or provider confirmations?

The best builders welcome budget discussions due to the fact that they understand money ends up being more emotional when it is unclear. If a proposal is much lower than others, do not assume you found a bargain. Ask what is missing out on. Low bids can originate from efficiency, but they can likewise originate from incomplete scopes, thin allowances, left out website work, or assumptions that will surface later as alter orders.

Who will actually manage the job?

The individual who offers the project might not be the person who runs it. That is not always a problem, but you need to know the structure before work begins.

Ask who your everyday contact will be once construction starts. Will there be a devoted project supervisor? A website superintendent? How typically will that individual be on website? How many other projects will they be managing at the same time?

Custom homes require close supervision due to the fact that little choices stack up quickly. Framing information impact window alignment. Window installation affects flashing. Flashing affects siding and interior drywall. Mechanical goes after affect ceiling heights. Cabinet designs impact electrical rough-in. If nobody is collaborating those details, the house owner might not see the consequences until it is pricey to fix them.

A proficient remodeling contractor or custom builder comprehends sequencing. They know when the plumber requires final fixture specs, when the cabinet shop needs device cut sheets, when the electrical contractor requires lighting selections, and when the tile installer needs specific niche places and drain choices. The homeowner does not need to handle every trade, but somebody does.

I have seen jobs remain calm through challenging weather condition, postponed products, and design changes since the superintendent kept tidy notes and held trades liable. I have likewise seen easy tasks end up being chaotic because nobody owned the schedule. Management is not paperwork for its own sake. It is the distinction between momentum and drift.

How do you communicate during construction?

Communication design can make or break the experience. Some builders utilize construction management software application with schedules, choices, photos, change orders, and messages in one place. Others rely on email, phone calls, and weekly meetings. Either technique can work if it is consistent and documented.

Ask how often you will get updates. Weekly is common for custom homes, though active phases may need more frequent contact. Ask whether conferences happen on site, by video, or at the builder's workplace. Ask how

decisions are taped. A spoken approval in the driveway might feel efficient, however 6 weeks later no one may 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 manages bad news. Every experienced builder has had a footing evaluation postponed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade error. The issue is not whether problems will happen. They will. The concern is whether the builder reports them without delay, provides options, discusses cost and schedule effect, and files the decision.

A homeowner must also be truthful about their own communication requirements. If you desire comprehensive explanations and time to evaluate choices, state so. If you take a trip typically, establish who can authorize immediate items. If both partners or partners need to approve changes, tell the builder before the first modification order. Great communication is a shared discipline.

What is included in your contract?

A custom home agreement ought to specify enough that both celebrations comprehend the deal. It should specify the scope of work, contract rate or prices method, payment schedule, allowances, exclusions, change order procedure, insurance requirements, conflict resolution, guarantee terms, and approximated schedule.

There are a number of common pricing structures. A fixed-price agreement gives the house owner a specified rate for a specified scope, though modifications and allowances can still impact the final expense. A cost-plus contract charges the actual cost of work plus a builder fee or portion. Some builders use a hybrid method, particularly when strategies are in-depth however specific selections or site conditions stay open.



No pricing technique is instantly best. Fixed-price agreements can provide cost certainty, but the builder must consist of enough contingency to cover risk. Cost-plus agreements can be transparent, however they require trust, documentation, and clear meanings of reimbursable expenses. What matters is whether the technique fits the project and whether you comprehend how the builder makes money.

Before signing, ask these contract questions in plain language:

1. What exactly is consisted of in the cost, and what is excluded?

2. How are allowances handled if we invest more or less than the budgeted amount?
3. What markup applies to alter orders, products, and subcontractor work?
4. What paperwork will we get with each payment request?
5. What happens if hidden conditions or code requirements increase the scope?

That is the very first of just a couple of minutes in the process when you have maximum leverage and minimum cost direct exposure. Use it. [Home builder Vision Building and Renovation](#) If an agreement is unclear, request for information in composing. A professional builder will not be offended by cautious evaluation. They will usually prefer it due to the fact that ambiguity produces dispute later.

Are you licensed, guaranteed, and effectively gotten approved for this jurisdiction?

Licensing requirements vary by state, county, and municipality. Some locations require a general contractor license. Others have registration systems or different requirements for pipes, electrical, HVAC, septic, or specialized trades. Do not assume a builder is properly certified since they have a website, a truck, or a portfolio.

Ask for proof of licensing where relevant. Request for general liability insurance and employees' payment coverage. If subcontractors are used, ask how the builder validates their insurance coverage. If the task involves 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 structure department frequently understands the common evaluation concerns, inspection expectations, and documentation requirements. That does not indicate they get unique treatment. It implies they know how to submit total info and prevent avoidable delays.

For rural or unusual websites, ask about environmental restrictions, access permits, energy easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry covert costs. Rock excavation, long utility runs, poor drain, extensive soil, tree security, and septic limitations can change a budget considerably. The right builder will [Bathroom remodel](#) encourage due diligence before you dedicate too deeply.

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

References matter, however curated referrals have limitations. Every builder can usually produce a few pleased customers. Request for recent clients whose jobs resemble yours. If possible, ask for one client whose home was completed at least a year earlier. A property owner's perspective modifications after they have actually endured a complete cycle of seasons, used the heating and cooling system greatly, saw drainage throughout storms, and got in touch with the builder for guarantee items.

When you consult with recommendations, listen for specifics. Did the builder return calls? Was the task website organized? Were invoices clear? Did the last expense line up with expectations? How did the builder deal with mistakes? Would they hire the exact same builder again?

The most helpful reference discussions typically include a pause before the answer. No task is perfect. If a past client states, "We had a few concerns with cabinet shipment, but the builder told us early and worked around it," that is a credible favorable indication. If every answer sounds rehearsed, keep digging.

You can likewise ask providers and trade partners, thoroughly and respectfully, about a builder's track record. Lumberyards, cabinet stores, window providers, and specialized trades often know which builders pay on time,

schedule reasonably, and treat people well. A builder who keeps strong trade relationships is most likely to get responsive service when the market is busy.

How do you select and handle subcontractors?

Most custom homes are developed by a network of knowledgeable trades. The builder collaborates excavation, concrete, framing, roofing, plumbing, electrical, A/C, insulation, drywall, trim, cabinetry, tile, flooring, painting, and more. Even builders with in-house teams rely on subcontractors for specialized work.

Ask whether the builder uses the very same subcontractors routinely or bids every job to the lowest readily available trade. Constant trade relationships typically produce better quality and smoother scheduling. Trades who know a builder's standards are more likely to plan ahead and fix problems rapidly. Lowest-bid trade choice may decrease in advance expense, however it can increase guidance needs and quality risk.

That said, loyalty must not suggest complacency. Ask how the builder evaluates trade performance. Do they inspect work before requiring community evaluations? Do they keep back payment until punch products are dealt with? Do they require trades to protect finished surfaces? Do they implement job-site cleanliness and safety?

The quality of a home depends greatly on what gets concealed. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor attachment are not glamorous, however they form sturdiness and comfort. A builder who just discusses counter tops and cabinet surfaces may not be focused enough on the structure envelope and mechanical systems.

How do you manage selections and deadlines?

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

Windows might require to be bought before framing begins. Plumbing valves must be picked before rough-in. Home appliance specs impact cabinet style, electrical circuits, gas lines, ventilation, and in some cases framing. Tile options affect shower layout, drain positioning, specific niche sizing, and shift details. Outside materials impact weather condition barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It needs to reveal when decisions are required, not just when products are set up. A bath tub might be set up months before the restroom looks ended up. A variety might not get here till near completion, but the cabinet maker and electrical expert require its specs much earlier.

This is specifically crucial if your dream home includes functions inspired by a kitchen remodel or bathroom remodel you have appreciated online. Photos rarely reveal the preparations and coordination behind the finished room. A large-format porcelain shower, for instance, may need a specialty installer, more powerful substrate planning, and mindful fixture positioning. A built-in fridge needs exact opening measurements and ventilation clearances. A custom range hood might require early coordination between kitchen cabinetry, A/C, and electrical trades.

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

What takes place when we alter our minds?

Change orders are regular in custom structure. The objective is not to eliminate them completely. The goal is to handle them clearly.

Some changes are owner-driven, such as updating counter tops, including built-ins, expanding an outdoor patio, or picking various flooring. Others come from field conditions, code requirements, item accessibility, or style disputes. Each modification needs to be documented with a description, expense, schedule effect, and approval before work proceeds whenever possible.

Ask how the builder rates change orders. Exists a markup? Is there an administrative charge? Are credits managed at the very same markup as additions? If a modification lowers work, will you get the full cost savings minus recorded costs currently incurred, or is there a different formula?

Timing matters. Moving a wall on paper might be inexpensive. Moving it after framing, electrical rough-in, plumbing, and HVAC work may trigger a number of trades and assessment hold-ups. A builder must have the ability to discuss those causal sequences without sounding defensive.

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

How do you secure quality throughout the build?

Quality control ought to not be scheduled for the final punch list. Already, many crucial information are hidden behind drywall, siding, tile, or paint.

Ask the builder what assessments they carry out beyond needed community inspections. Structure inspectors check code compliance, however code is the minimum legal standard, not a custom quality standard. A home can pass evaluation and still have careless surface work, weak air sealing, bad tile layout, or irregular trim reveals.

A great builder has internal checkpoints. They may examine foundation dimensions before framing, confirm window flashing before siding, examine rough mechanicals before insulation, check drywall before paint, and stroll kitchen cabinetry before counter tops are templated. They might use blower door testing, duct leak screening, or third-party envelope examinations depending upon the home and local energy requirements.

You do not require to become a construction professional, however you must ask how quality is measured. If the answer is "we utilize excellent individuals," keep asking. Good people still need requirements, guidance, and accountability.

How do you deal with energy performance and comfort?

A [Home builder](#) custom home should do more than look good on move-in day. It needs to live well. Convenience depends upon insulation, air sealing, window performance, a/c style, wetness management, ventilation, and orientation. These components are typically less noticeable than floor covering or countertops, however they shape day-to-day satisfaction.

Ask whether the HVAC system is developed utilizing appropriate load estimations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving rooms humid or unequal. Small systems struggle during temperature level extremes. Ask how fresh air ventilation is dealt with, specifically in tighter homes. Inquire about insulation types, air sealing methods, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows might make good sense in some climates and budget plans, while premium double-pane windows with much better air sealing might provide more worth in other places. Spray foam insulation can carry out well when installed correctly, however it must be coupled with

proper ventilation and moisture planning. Solar preparedness might be worth talking about even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will assist focus on based on environment, spending plan, style, and long-lasting plans. The goal is a home that feels peaceful, dry, effective, and comfortable, not simply one that examines a marketing box.

What does the guarantee really cover?

Every builder speak about supporting their work. Ask what that implies in writing.

A new custom home usually consists of guarantees on workmanship, products, systems, and structural elements, but terms differ commonly. Some service warranties are provided straight by the builder. Others originate from producers or subcontractors. Home appliances, roofing, windows, HVAC equipment, plumbing components, and surfaces might each have different service warranty terms.

Ask how guarantee demands are submitted and how quickly they are addressed. Ask whether there is an 11-month service warranty walk before the very first year ends. Many homes experience small settlement fractures, nail pops, door changes, caulk separation, or seasonal movement during the very first year. A structured warranty process assists manage these items efficiently.

Also ask what is not covered. House owner upkeep matters. Caulking, grading, filter changes, humidity control, rain gutter cleaning, and correct use of ventilation fans all impact efficiency. A professional builder must discuss maintenance obligations without using them as an excuse to prevent legitimate guarantee work.

The warranty discussion exposes the builder's attitude after final payment. You desire a builder who stays orderly and responsive when the excitement of completion has passed.

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

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

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

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

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

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

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

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

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

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

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

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

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

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPdMREuVy6B6>

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 catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.