

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 few tasks where personal taste, family regimens, land conditions, funding, engineering, and craftsmanship all fulfill in the exact same location. A good custom home [yard installation](#) builder can turn those moving parts into a home that feels inescapable, as if it always belonged on that lot. The incorrect builder can make a generous budget plan feel stretched and a lovely plan feel exhausting.

Most house owners understand to ask about price, schedule, and past work. Those concerns matter, but they just scratch the surface area. The better questions reveal how a builder believes, how they interact when something goes wrong, how they deal with allowances, how they choose subcontractors, and whether they are truly matched for your type of new home construction.

A dream home is not constructed on optimism alone. It is constructed on paperwork, decision-making, trust, and the day-to-day habits of the people handling the task. Before you sign an agreement, slow the procedure down enough to ask the questions that separate a sleek sales pitch from a capable structure operation.

Are you the right kind of builder for this home?

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

The first question is not simply, "Can you build this?" Most skilled builders can state yes to a vast array of projects. The better concern is, "How typically do you build homes like this, at this level of complexity, in this location?"

A hillside home with retaining walls, a long driveway, and stormwater requirements is a various project from a flat-lot integrate in an industrialized neighborhood. A contemporary home with large glass openings, flush baseboards, hidden rain gutters, and tight trim reveals needs different supervision than a standard home with basic case and traditional rooflines. A rural develop with well, septic, propane, and energy extensions includes various threats than an urban infill project where gain access to, sound, staging, and area rules become major constraints.

Ask the builder to walk you through two or 3 comparable homes they have actually finished. Equivalent methods comparable in scope, not simply comparable in square footage. A 4,000-square-foot home can be straightforward or exceptionally intricate depending on the website, architecture, mechanical systems, and surface level. If your prepared home includes a chef's kitchen, aging-in-place restroom style, elevator, detached shop, swimming pool home, or accessory house 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 bring in specialized assistance. That sincerity matters. The builder who declares every task is easy might not be looking closely enough.

What function will you play throughout design?

Some house owners work with an architect initially, finish the strategies, and then bring builders in to bid. Others choose a design-build approach, where the builder and style group interact from the start. Both can work, however the timing changes the outcome.

When a builder is involved early, they can discuss expense, constructability, preparations, and website logistics before the drawings are ended up. That can prevent pricey redesign later on. For instance, a property owner may fall for a wall of folding glass doors up until they discover the structural steel, drain detailing, and item expense push that single feature far beyond the spending plan. Early builder input does not imply abandoning the style. It indicates understanding the cost of decisions while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services include. Some builders offer rough budgeting from schematic illustrations, review architectural plans, suggest engineers, assistance examine land, and produce preliminary schedules. Others just price a completed plan set.

The secret is clearness. If you anticipate the builder to assist design decisions, identify cost-saving options, and participate in meetings with your architect, that work has worth and needs to be defined. A severe general contractor will usually charge for significant preconstruction services, specifically on a real custom home. Free approximating based on insufficient drawings frequently results in unclear numbers, missed details, and disappointment later.

How do you develop the budget?

A custom home spending plan should not be a single number composed at the bottom of a proposition. It ought to be a living document with enough information to reveal what is included, what is assumed, what is omitted, and what stays undecided.

One of the most common issues in new home construction is the space in between a house owner's expectation and the builder's allowance. An allowance is a placeholder for a product not completely selected at agreement

time, such as tile, lighting, appliances, 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 home appliance allowance of \$12,000 may be reasonable for one home and entirely inadequate for another. A lighting allowance can vanish rapidly when decorative fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and wise controls are all consisted of. Tile is another area where property owners are typically shocked. The expense distinction in between a basic 12-by-24 porcelain tile and a handmade zellige tile impacts not just material cost, but also labor, layout time, waste, and in some cases substrate preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, previous projects, provider quotes, or generic placeholders? Will you get a line-item budget? How often is it updated? What takes place if choices go beyond the allowance? Will you see billings or provider confirmations?

The finest builders welcome budget plan discussions since they understand cash becomes more emotional when it is unclear. If a proposal is much lower than others, do not presume you found a bargain. Ask what is missing out on. Low bids can come from effectiveness, however they can also come from incomplete scopes, thin allowances, left out website work, or assumptions that will appear later as change orders.

Who will in fact manage the job?

The person who offers the job may not be the individual who runs it. That is not necessarily a problem, but you require to understand the structure before work begins.

Ask who your everyday contact will be when construction starts. Will there be a dedicated project supervisor? A website superintendent? How frequently will that person be on site? How many other projects will they be handling at the very same time?

Custom homes require close guidance because little decisions stack up rapidly. Framing information impact window positioning. Window setup impacts flashing. Flashing impacts siding and interior drywall. Mechanical goes after affect ceiling heights. Cabinet designs impact electrical rough-in. If no one is coordinating those details, the property owner might not see the repercussions until it is costly to repair them.

A proficient remodeling contractor or custom builder understands sequencing. They understand when the plumbing technician requires final component specs, when the cabinet shop needs device cut sheets, when the electrical contractor requires lighting selections, and when the tile installer needs niche areas and drain choices. The property owner does not require to handle every trade, but someone does.

I have seen tasks remain calm through challenging weather condition, delayed materials, and design modifications due to the fact that the superintendent kept clean notes and held trades responsible. I have also seen basic jobs become chaotic because no one owned the schedule. Management is not documentation for its own sake. It is the difference in 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, selections, photos, change orders, and messages in one location. Others count on email, telephone call, and weekly conferences. Either approach can work if it corresponds and documented.

Ask how typically you will receive updates. Weekly is common for custom homes, though active stages might need more frequent contact. Ask whether meetings take place on website, by video, or at the builder's office. Ask how decisions are taped. A verbal approval in the driveway might feel efficient, but 6 weeks later nobody might remember whether the powder room faucet was expected to *yard rehabilitation* be wall-mounted or deck-mounted.

It is likewise worth asking how the builder handles bad news. Every skilled builder has had a footing inspection postponed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade mistake. The problem is not whether issues will happen. They will. The concern is whether the builder reports them without delay, offers alternatives, explains expense and schedule effect, and documents the decision.

A property owner ought to likewise be sincere about their own interaction needs. If you desire in-depth descriptions and time to evaluate choices, state so. If you take a trip typically, develop who can authorize immediate products. If both partners or partners should authorize changes, tell the builder before the very first modification order. Great interaction is a shared discipline.

What is consisted of in your contract?

A custom home agreement ought to specify enough that both celebrations understand the offer. It needs to specify the scope of work, contract cost or pricing method, payment schedule, allowances, exemptions, modification order process, insurance requirements, dispute resolution, guarantee terms, and estimated schedule.

There are several typical prices structures. A fixed-price agreement provides the property owner a defined price for a specified scope, though changes and allowances can still impact the last expense. A cost-plus agreement charges the actual expense of work plus a builder charge or portion. Some builders utilize a hybrid technique, particularly when strategies are detailed but specific selections or website conditions remain open.

No rates approach is instantly best. Fixed-price contracts can supply cost certainty, but the builder must include enough contingency to cover risk. Cost-plus contracts can be transparent, but they require trust, documentation, and clear meanings of reimbursable expenses. What matters is whether the method fits the task and whether you understand how the builder makes money.

Before finalizing, ask these contract questions in plain language:

1. What precisely is consisted of in the cost, and what is excluded?
2. How are allowances handled if we invest more or less than the allocated amount?
3. What markup applies to change orders, materials, and subcontractor work?
4. What documents will we get with each payment request?
5. What occurs if hidden conditions or code requirements increase the scope?

That is the first of just a few minutes in the process when you have optimal leverage and minimum cost direct exposure. Utilize it. If an agreement is vague, request for explanation in writing. A professional builder will not be angered by mindful evaluation. They will normally prefer it since uncertainty develops conflict later.

Are you licensed, insured, and correctly 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, HEATING AND COOLING,

septic, or specialized trades. Do not assume a builder is appropriately qualified because they have a site, a truck, or a portfolio.

Ask for evidence of licensing where applicable. Request for general liability insurance and employees' payment coverage. If subcontractors are utilized, ask how the builder validates their insurance coverage. If the project involves structural engineering, energy code compliance, septic style, stormwater management, or other regulated work, ask who collaborates those professionals.

Permitting is another area where experience matters. A builder familiar with the regional structure department frequently understands the common review concerns, examination expectations, and documentation requirements. That does not mean they get special treatment. It means they know how to submit complete info and prevent preventable delays.

For rural or unusual sites, ask about ecological restraints, access authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can bring hidden costs. Rock excavation, long utility runs, bad drainage, extensive soil, tree defense, and septic constraints can alter a budget significantly. The right builder will encourage due diligence before you devote too deeply.

Can I consult with current clients, not just your preferred clients?

References matter, however curated recommendations have limits. Every builder can normally produce a few happy customers. Ask for recent customers whose tasks resemble yours. If possible, request one client whose home was finished a minimum of a year back. A homeowner's point of view modifications after they have actually lived through a complete cycle of seasons, used the a/c system greatly, watched drain throughout storms, and got in touch with the builder for guarantee items.



When you speak with recommendations, listen for specifics. Did the builder return calls? Was the task site organized? Were billings clear? Did the final expense line up with expectations? How did the builder manage mistakes? Would they employ the same builder again?

The most useful recommendation conversations often include a pause before the answer. No project is ideal. If a previous customer says, "We had a couple of concerns with cabinet shipment, however the builder told us early and worked around it," that is a credible positive sign. If every answer sounds rehearsed, keep digging.

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

schedule realistically, and deal with people well. A builder who keeps strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you select and manage subcontractors?

Most custom homes are built by a network of experienced trades. The builder coordinates excavation, concrete, framing, roof, plumbing, electrical, A/C, insulation, drywall, trim, cabinetry, tile, floor covering, painting, and more. Even builders with internal crews count on subcontractors for specialized work.

Ask whether the builder uses the very same subcontractors regularly or quotes every task to the most affordable available trade. Constant trade relationships often produce better quality and smoother scheduling. Trades who understand a builder's requirements are more likely to plan ahead and correct issues rapidly. Lowest-bid trade selection might lower in advance expense, but it can increase guidance demands and quality risk.

That stated, loyalty must not mean complacency. Ask how the builder examines trade efficiency. Do they check work before requiring municipal assessments? Do they hold back payment till punch products are dealt with? Do they require trades to safeguard completed surface areas? Do they implement job-site tidiness and safety?

The quality of a home depends heavily on what gets covered. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor fastening are not attractive, but they shape toughness and comfort. A builder who just discusses counter tops and cabinet surfaces may not be focused enough on the building envelope and mechanical systems.

How do you manage selections and deadlines?

Selections are where many custom home schedules waste time. Homeowners frequently think finishes can be chosen later, and in some cases they can. But "later" shows up faster than expected.

Windows might need to be bought before framing begins. Pipes valves must be chosen before rough-in. Device specs impact cabinet design, electrical circuits, gas lines, ventilation, and in some cases framing. Tile options impact shower design, drain placement, niche sizing, and transition details. Outside products affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It needs to show when choices are needed, not simply when products are installed. A bath tub may be installed months before the restroom looks completed. A variety might not arrive until near completion, however the cabinet maker and electrical expert need its specifications much earlier.

This is specifically crucial if your dream home includes features influenced by a kitchen remodel or bathroom remodel you have actually admired online. Pictures seldom show the lead times and coordination behind the completed room. A large-format porcelain shower, for example, might need a specialty installer, stronger substrate preparation, and careful component positioning. An integrated refrigerator requires precise opening dimensions and ventilation clearances. A custom variety hood may need early coordination between kitchen cabinetry, HEATING AND COOLING, and electrical trades.

A builder with a disciplined choice procedure will safeguard you from rushed choices. They may ask you to select products earlier than you expected. That is not pressure. It is schedule management.

What occurs when we alter our minds?

Change orders are typical in custom building. The objective is not to eliminate them entirely. The objective is to manage them clearly.

Some modifications are owner-driven, such as upgrading countertops, including built-ins, broadening a patio area, or picking different flooring. Others come from field conditions, code requirements, item schedule, or design disputes. Each modification ought to be recorded with a description, cost, schedule effect, and approval before work earnings whenever possible.

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

Timing matters. Moving a wall on paper might be inexpensive. Moving it after framing, electrical rough-in, pipes, and heating and cooling work may activate several trades and assessment hold-ups. A builder needs to have the ability to discuss those causal sequences without sounding defensive.

It is reasonable for homeowners to change their minds. It is likewise reasonable for builders to charge for the time and work needed. The healthiest jobs treat modifications as organization choices, not individual conflicts.

How do you secure quality throughout the build?

Quality control ought to not [yard installation](#) be reserved for the final punch list. By then, lots of crucial details are concealed behind drywall, siding, tile, or paint.

Ask the builder what inspections they carry out beyond needed community examinations. Building inspectors check code compliance, but code is the minimum legal standard, not a custom quality criteria. A home can pass inspection and still have sloppy finish work, weak air sealing, bad tile layout, or inconsistent trim reveals.

A great builder has internal checkpoints. They may review foundation dimensions before framing, confirm window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and stroll cabinetry before countertops are templated. They may use blower door testing, duct leakage testing, or third-party envelope examinations depending upon the home and regional energy requirements.

You do not require to become a construction **custom landscapes** expert, but you ought to ask how quality is determined. If the answer is "we use good individuals," keep asking. Good people still require standards, supervision, and accountability.

How do you manage energy efficiency and comfort?

A custom home should do more than look great on move-in day. It ought to live well. Convenience depends upon insulation, air sealing, window performance, heating and cooling style, wetness management, ventilation, and orientation. These aspects are often less noticeable than flooring or countertops, however they form daily satisfaction.

Ask whether the heating and cooling system is designed using appropriate load calculations rather than rule-of-thumb sizing. Extra-large systems can short-cycle, leaving rooms humid or unequal. Undersized systems struggle during temperature extremes. Ask how fresh air ventilation is managed, especially in tighter homes. Ask about insulation types, air sealing techniques, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows might make good sense in some climates and spending plans, while top quality double-pane windows with much better air sealing may deliver more worth in other places. Spray foam insulation can carry out well when installed properly, but it needs to be paired with

appropriate ventilation and wetness preparation. Solar readiness might deserve going over even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will assist prioritize based on climate, spending plan, style, and long-lasting plans. The goal is a home that feels quiet, dry, efficient, and comfy, not just one that checks a marketing box.

What does the warranty actually cover?

Every builder speak about backing up their work. Ask what that indicates in writing.

A new custom home usually consists of service warranties on craftsmanship, materials, systems, and structural aspects, but terms vary commonly. Some service warranties are supplied straight by the builder. Others originate from makers or subcontractors. Appliances, roofing, windows, a/c devices, pipes fixtures, and finishes might each have different warranty terms.

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

Also ask what is not covered. Property owner upkeep matters. Caulking, grading, filter changes, humidity control, rain gutter cleaning, and correct usage of ventilation fans all affect performance. An expert builder should explain upkeep responsibilities without utilizing them as an excuse to prevent legitimate warranty work.

The warranty discussion reveals the builder's mindset after final payment. You want a builder who stays 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/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.