

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, family routines, land conditions, financing, engineering, and craftsmanship all meet in the very same place. An excellent custom home builder can turn those moving parts into a home that feels unavoidable, as if it constantly belonged on that lot. The wrong builder can make even a generous spending plan feel strained and a beautiful plan feel exhausting.

Most property owners know to inquire about rate, schedule, and past work. Those questions matter, however they just scratch the surface. The better concerns expose how a builder thinks, how they interact when something goes wrong, how they handle allowances, how they choose subcontractors, and whether they are genuinely fit 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 everyday practices of individuals managing the job. Before you sign a contract, slow the process down enough to ask the concerns that separate a polished 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 specialize in production homes with restricted personalization. Some concentrate on high-end custom homes with designers, engineers, designers, and intricate finish schedules. Others sit somewhere in between, using semi-custom plans with versatile layouts and finish packages.

The first concern is not simply, "Can you construct this?" Most skilled builders can say yes to a wide variety of projects. The better concern 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 integrate in an industrialized subdivision. A modern-day home with big glass openings, flush baseboards, concealed rain gutters, and tight trim reveals needs various guidance than a conventional home with standard casing and traditional rooflines. A rural build with well, septic, lp, and utility extensions includes different risks than a city infill job where gain access to, noise, staging, and neighborhood rules end up being significant constraints.

Ask the builder to stroll you through two or three comparable homes they have actually finished. Equivalent methods similar in scope, not just comparable in square footage. A 4,000-square-foot home can be simple or very complicated depending on the site, architecture, mechanical systems, and surface level. If your planned home consists of a chef's kitchen, aging-in-place bathroom style, elevator, detached store, swimming pool home, or accessory dwelling system, ask specifically about those features.

A strong custom home builder will not oversell. They will describe where they have deep experience and where they would bring in specialty assistance. That honesty matters. The builder who declares every project is simple might not be looking closely enough.

What role will you play throughout design?

Some property owners hire a designer initially, finish the plans, and then bring builders in to bid. Others choose a design-build method, where the builder and design group collaborate from the start. Both can work, but the timing changes the outcome.

When a builder is included early, they can discuss expense, constructability, lead times, and website logistics before the drawings are finished. That can prevent expensive redesign later. For instance, a property owner may fall for a wall of folding glass doors till they discover the structural steel, drain detailing, and item expense push that single feature far beyond the budget. Early builder input does not suggest deserting the design. It indicates comprehending [small business accountant](#) the expense 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 drawings, review architectural plans, recommend engineers, aid evaluate land, and produce preliminary schedules. Others just price a finished plan set.

The key is clearness. If you anticipate the builder to direct style choices, identify cost-saving options, and attend conferences with your designer, that work has worth and should be defined. A severe general contractor will normally charge for meaningful preconstruction services, particularly on a true custom home. Free approximating based on incomplete illustrations frequently causes vague numbers, missed details, and disappointment later.

How do you establish the budget?

A custom home spending plan ought to not be a single number composed at the bottom of a proposal. It ought to be a living file with enough information to show what is consisted of, what is assumed, what is left out, and what remains undecided.

One of the most common issues in new home construction is the space between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for a product not completely picked at agreement time, such as tile, lighting, appliances, plumbing fixtures, cabinetry hardware, or landscaping. Allowances are not inherently bad. They are often essential. The problem comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 might be sensible for one home and completely insufficient for another. A lighting allowance can vanish rapidly when ornamental fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and clever controls are all included. Tile is another location where homeowners are typically shocked. The cost distinction in between an easy 12-by-24 porcelain tile and a handmade zellige tile affects not only material expense, however likewise labor, layout time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, previous projects, supplier quotes, or generic placeholders? Will you get a line-item spending plan? How typically is it upgraded? What occurs if choices surpass the allowance? Will you see billings or supplier confirmations?

The finest builders welcome spending plan conversations due to the fact that they understand money ends up being more emotional when it is uncertain. 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 performance, however they can likewise come from incomplete scopes, thin allowances, omitted website work, or assumptions that will appear later as alter orders.

Who will in fact handle the job?

The individual who offers the job might not be the person who runs it. That is not always an issue, however you need to know the structure before work begins.

Ask who your daily contact will be once construction starts. Will there be a devoted task manager? A site superintendent? How typically will that individual be on website? The number of other tasks will they be managing at the same time?

Custom homes require close supervision since little choices accumulate quickly. Framing details affect window alignment. Window setup impacts flashing. Flashing affects siding and interior drywall. Mechanical chases after impact ceiling heights. Cabinet layouts affect electrical rough-in. If no one is coordinating those information, the homeowner may not see the consequences up until it is costly to repair them.

A proficient remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing requires last fixture requirements, when the cabinet store requires home appliance cut sheets, when the electrical expert requires lighting selections, and when the tile installer needs niche areas and drain options. The property owner does not require to handle every trade, but someone does.

I have seen tasks remain calm through difficult weather condition, postponed materials, and design modifications due to the fact that the superintendent kept tidy notes and held trades liable. I have also seen easy tasks end up being chaotic because no one owned the schedule. Management is not paperwork for its own sake. It is the distinction in between momentum and drift.

How do you interact throughout construction?

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

Ask how typically you will receive updates. Weekly is common for custom homes, though active phases might require more regular contact. Ask whether conferences take place on website, by video, or at the builder's workplace. Ask how choices are recorded. A spoken approval in the driveway might feel efficient, however 6 weeks later on no one may remember whether the powder space faucet was expected to be wall-mounted or deck-mounted.

It is also worth asking how the builder deals with bad news. Every knowledgeable builder has actually had a footing evaluation postponed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade mistake. The issue is not whether issues will occur. They will. The problem is whether the builder reports them without delay, provides options, explains expense and schedule impact, and documents the decision.

A house owner ought to also be truthful about their own interaction needs. If you desire detailed descriptions and time to examine choices, say so. If you take a trip typically, establish who can approve immediate items. If both spouses or partners should approve modifications, tell the builder before the very first modification order. Good communication is a shared discipline.

What is consisted of in your contract?

A custom home agreement must be specific enough that both celebrations comprehend the offer. It should specify the scope of work, agreement rate or pricing technique, payment schedule, allowances, exemptions, change order process, insurance coverage requirements, disagreement resolution, service warranty terms, and approximated schedule.

There are several common prices structures. A fixed-price agreement provides the homeowner a specified cost for a specified scope, though changes and allowances can still impact the last expense. A cost-plus contract charges the actual cost of work plus a builder charge or percentage. Some builders use a hybrid method, especially when strategies are comprehensive but specific choices or website conditions stay open.

No rates technique is instantly best. Fixed-price contracts can supply cost certainty, however the builder needs to consist of enough contingency to cover threat. Cost-plus agreements can be transparent, but they need trust, paperwork, and clear definitions of reimbursable costs. What matters is whether the method matches the task and whether you understand how the builder makes money.

Before signing, ask these agreement concerns in plain language:

1. What precisely is consisted of in the rate, and what is excluded?
2. How are allowances handled if we spend more or less than the budgeted amount?
3. What markup applies to change orders, products, and subcontractor work?
4. What documentation will we receive with each payment request?
5. What happens if hidden conditions or code requirements increase the scope?

That is the first of just a couple of moments while doing so when you have maximum take advantage of and minimum expense direct exposure. Use it. If an agreement is vague, ask for clarification in composing. A professional builder will not be angered by mindful review. They will normally prefer it because uncertainty produces conflict later.

Are you licensed, guaranteed, and correctly received this jurisdiction?

Licensing requirements differ by state, county, and town. 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 presume a builder is properly certified due to the fact that they have a site, a truck, or a portfolio.

Ask for evidence of licensing where appropriate. Ask for general liability insurance and workers' compensation coverage. If subcontractors are utilized, ask how the builder validates their insurance. If the task includes structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another location where experience matters. A builder knowledgeable about the regional structure department typically understands the typical review problems, evaluation expectations, and documents requirements. That does not suggest they get unique treatment. It implies they understand how to send complete details and prevent preventable delays.

For rural or unusual websites, ask about ecological constraints, access permits, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring covert expenses. Rock excavation, long energy runs, poor drain, extensive soil, tree protection, and septic constraints can alter a budget plan drastically. The right builder will encourage due diligence before you devote too deeply.

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

References matter, but curated recommendations have limitations. Every builder can generally produce a few happy customers. Ask for current clients whose tasks resemble yours. If possible, ask for one customer whose home was finished a minimum of a year earlier. A property owner's perspective changes after they have lived through a complete cycle of seasons, utilized the heating and cooling system heavily, viewed drain during storms, and contacted the builder for service warranty items.

When you talk with recommendations, listen for specifics. Did the builder return calls? Was the job website organized? Were billings clear? Did the final cost align with expectations? How did the builder deal with mistakes? Would they hire the exact same builder again?

The most useful reference discussions frequently consist of a pause before the answer. No task is perfect. If a past client says, "We had a few issues 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 providers and trade partners, carefully and respectfully, about a builder's reputation. Lumberyards, cabinet stores, window suppliers, and specialty trades often understand which builders pay on time, schedule reasonably, and deal with individuals well. A builder who maintains strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you choose and handle subcontractors?

Most custom homes are developed by a network of knowledgeable trades. The builder collaborates excavation, concrete, framing, roof, pipes, electrical, HEATING AND COOLING, insulation, drywall, trim, cabinetry, tile, floor covering, painting, and more. Even builders with in-house crews depend on subcontractors for specialized work.

Ask whether the builder uses the very same subcontractors routinely or bids every task to the most affordable readily available trade. Consistent trade relationships frequently produce better quality and smoother scheduling. Trades who understand a builder's requirements are more likely to prepare ahead and fix problems rapidly. Lowest-bid trade choice might minimize in advance expense, but it can increase guidance needs and quality risk.

That stated, commitment needs to not mean complacency. Ask how the builder examines trade efficiency. Do they examine work before requiring community inspections? Do they keep back payment until punch products are solved? Do they need trades to safeguard completed surface areas? Do they impose job-site cleanliness and safety?

The quality of a home depends heavily on what gets covered up. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor attachment are not attractive, but they form sturdiness and convenience. A builder who only discusses counter tops and cabinet finishes may not be focused enough on the structure envelope and mechanical systems.

How do you deal with choices and deadlines?

Selections are where numerous custom home schedules waste time. Homeowners often believe finishes can be picked later, and sometimes they can. But "later" gets here faster than expected.

Windows may need to be ordered before framing begins. Plumbing valves must be selected before rough-in. Home appliance specs impact cabinet style, electrical circuits, gas lines, ventilation, and in some cases framing. Tile options impact shower layout, drain positioning, specific niche sizing, and transition information. Exterior products impact weather barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It needs to show when decisions are required, not just when products are set up. A bath tub may be set up months before the restroom looks completed. A range might not arrive until near the end, however the cabinet maker and electrician need its requirements much earlier.

This is particularly crucial if your dream home consists of functions motivated by a kitchen remodel or bathroom remodel you have actually admired online. Photos seldom show the preparations and coordination behind the completed room. A large-format porcelain shower, for instance, may require a specialty installer, stronger substrate planning, and mindful fixture positioning. A built-in fridge needs specific opening dimensions and ventilation clearances. A custom variety hood may need early coordination between cabinets, HVAC, and electrical trades.

A builder with a disciplined choice process will secure you from hurried choices. They might ask you to select products earlier than you expected. That is not pressure. It is schedule management.

What happens when we change our minds?

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

Some changes are owner-driven, such as upgrading counter tops, including built-ins, broadening an outdoor patio, or choosing various floor covering. Others originate from field conditions, code requirements, product accessibility, or design disputes. Each modification should be recorded with a description, expense, schedule effect, and approval before work proceeds whenever possible.

Ask how the builder prices change orders. Exists a markup? Is there an administrative cost? Are credits dealt with at the very same markup as additions? If a modification reduces work, will you receive the full cost savings minus recorded costs already sustained, or is there a various formula?

Timing matters. Moving a wall on paper may be economical. Moving it after framing, electrical rough-in, pipes, and heating and cooling work might set off numerous trades and examination hold-ups. A builder must be able to describe those ripple effects without sounding defensive.

It is reasonable for homeowners to alter their minds. It is likewise reasonable for builders to charge for the time and work needed. The healthiest tasks deal with changes as business choices, not personal conflicts.

How do you protect quality throughout the build?

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

Ask the builder what examinations they perform beyond needed municipal examinations. Structure inspectors check code compliance, but code is the minimum legal requirement, not a custom quality criteria. A home can

pass assessment and still have sloppy surface work, weak air sealing, poor tile design, or inconsistent trim reveals.

A great builder has internal checkpoints. They may evaluate foundation dimensions before framing, confirm window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and stroll kitchen cabinetry before countertops are templated. They might utilize blower door testing, duct leakage screening, or third-party envelope inspections depending on the home and local energy requirements.

You do not need to end up being a construction expert, but you must ask how quality is determined. If the answer is "we use excellent individuals," keep asking. Great individuals still need standards, guidance, and accountability.

How do you handle energy efficiency and comfort?

A custom home need to do more than look great on move-in day. It must live well. Comfort depends upon insulation, air sealing, window performance, HVAC style, wetness management, ventilation, and orientation. These aspects are often less noticeable than floor covering or counter tops, but they shape everyday satisfaction.

Ask whether the a/c system is designed using appropriate load computations rather than rule-of-thumb sizing. Extra-large systems can short-cycle, leaving rooms damp or irregular. Undersized systems battle throughout temperature level extremes. Ask how fresh air ventilation is handled, specifically in tighter homes. Inquire about insulation types, air sealing techniques, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades involve trade-offs. Triple-pane windows may make sense in some environments and budgets, while high-quality double-pane windows with better air sealing might deliver more value elsewhere. Spray foam insulation can perform well when set up properly, but it needs to be coupled with correct ventilation and moisture preparation. Solar preparedness might be worth talking about even if panels are not installed immediately.



A thoughtful builder will not press every upgrade. They will assist prioritize based on climate, spending plan, design, and long-term strategies. The objective is a home that feels quiet, dry, efficient, and comfy, not just one that checks a marketing box.

What does the service warranty actually cover?

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

A new custom home normally consists of service warranties on workmanship, products, systems, and structural elements, but terms vary commonly. Some warranties are provided directly by the builder. Others originate from manufacturers or subcontractors. Devices, roof, windows, a/c devices, plumbing components, and finishes may each have separate warranty terms.

Ask how guarantee requests are sent and how quickly they are attended to. 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 guarantee procedure helps manage these items efficiently.

Also ask what is not covered. House owner maintenance matters. Caulking, grading, filter modifications, humidity control, seamless gutter cleansing, and correct use of ventilation fans all impact efficiency. An expert builder needs to explain maintenance obligations without using them as an excuse to prevent legitimate service warranty work.

The warranty discussion reveals the builder's attitude after last payment. You want a builder who stays organized and responsive when the excitement of conclusion has passed.

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

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

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

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

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

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

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

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

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

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

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

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

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

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPHdMREuVy6B6>

Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](tel:4356694133) 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:4356694133), 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.