

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 jobs where individual taste, household routines, land conditions, funding, engineering, and craftsmanship all fulfill in the exact same location. An excellent custom home builder can turn those moving parts into a home that feels inevitable, as if it always belonged on that lot. The wrong builder can make a generous spending plan feel stretched and a gorgeous strategy feel exhausting.



Most property owners know to ask about cost, schedule, and past work. Those concerns matter, but they only scratch the surface area. The better concerns reveal how a builder thinks, how they communicate when something goes wrong, how they handle allowances, how they choose subcontractors, and whether they are really suited for your type of new home construction.

A dream home is not constructed on optimism alone. It is developed on documentation, decision-making, trust, and the daily practices of the people handling the task. Before you sign a contract, slow the procedure down enough to ask the concerns that separate a polished sales pitch from a capable structure operation.

Are you the best type of builder for this home?

Not every home builder is the ideal fit for every custom project. Some builders focus on production homes with minimal modification. Some focus on high-end custom homes with architects, engineers, designers, and complicated finish schedules. Others sit somewhere in between, offering semi-custom strategies with versatile designs and surface packages.

The very first question is not just, "Can you build this?" The majority of knowledgeable builders can say yes to a large range of jobs. The better concern is, "How frequently do you build homes like this, at this level of intricacy, in this location?"

A hillside home with maintaining walls, a long driveway, and stormwater requirements is a different project from a flat-lot build in an industrialized subdivision. A contemporary home with large glass openings, flush baseboards, concealed rain gutters, and tight trim reveals needs various supervision than a conventional home with standard housing and traditional rooflines. A rural develop with well, septic, gas, and energy extensions involves different threats than a city infill task where gain access to, noise, staging, and area rules end up being major constraints.

Ask the builder to walk you through two or three comparable homes they have actually finished. Similar methods comparable in scope, not simply comparable in square video. A 4,000-square-foot home can be uncomplicated or very complicated depending on the website, architecture, mechanical systems, and surface level. If your planned home includes a chef's kitchen, aging-in-place bathroom design, elevator, detached shop, swimming pool home, or accessory residence 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 specialized support. That sincerity matters. The builder who declares every task is easy may not be looking carefully enough.

What role will you play during design?

Some house owners hire an architect initially, complete the plans, and after that bring builders in to bid. Others pick a design-build technique, where the builder and style group interact from the start. Both can work, however the timing alters the outcome.

When a builder is involved early, they can discuss expense, constructability, lead times, and site logistics before the illustrations are ended up. That can prevent pricey redesign later on. For example, a homeowner might fall in love with a wall of folding glass doors up until they learn the structural steel, drain detailing, and product expense push that single function far beyond the spending plan. Early builder input does not mean deserting the design. It indicates understanding the cost 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 illustrations, review architectural strategies, advise engineers, help

examine land, and develop initial schedules. Others just price an ended up strategy set.

The key is clearness. If you anticipate the builder to guide design decisions, determine cost-saving alternatives, and go to meetings with your designer, that work has value and ought to be specified. A serious general contractor will typically charge for significant preconstruction services, especially on a real custom home. Free estimating based upon insufficient drawings often leads to unclear numbers, missed out on details, and disappointment 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 must be a living document with enough detail to show what is included, what is presumed, what is left out, and what stays undecided.

One of the most common problems in new home construction is the gap between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for an item not completely picked at contract time, such as tile, lighting, appliances, plumbing components, cabinetry hardware, or landscaping. Allowances are not inherently bad. They are typically necessary. The problem comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 might be reasonable for one home and entirely insufficient for another. A lighting allowance can vanish quickly when decorative components, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and wise controls are all included. Tile is another area where homeowners are typically surprised. The expense distinction between a basic 12-by-24 porcelain tile and a handmade zellige tile affects not just material expense, but likewise labor, design time, waste, and sometimes 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 often is it upgraded? What occurs if choices go beyond the allowance? Will you see billings or provider confirmations?

The best builders welcome budget plan conversations due to the fact that they understand cash ends up being more emotional when it is uncertain. If a proposal is much lower than others, do not assume you discovered a bargain. Ask what is missing out on. Low quotes can come from performance, but they can also come from incomplete scopes, thin allowances, left out site work, or assumptions that will emerge later as alter orders.

Who will in fact manage the job?

The individual who offers the project may not be the individual who runs it. That is not necessarily a problem, however you need to understand the structure before work begins.

Ask who your day-to-day contact will be when construction starts. Will there be a dedicated task manager? A site superintendent? How frequently will that individual be on website? How many other projects will they be handling at the same time?

Custom homes require close guidance due to the fact that small choices stack up quickly. Framing information impact window alignment. Window setup affects flashing. Flashing affects siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet designs affect electrical rough-in. If nobody is coordinating those information, the property owner may not see the consequences till it is expensive to fix them.

A qualified remodeling contractor or custom builder understands sequencing. They know when the plumbing technician needs final fixture specifications, when the cabinet store requires home appliance cut sheets, when the

electrician requires lighting choices, and when the tile installer requires specific niche locations and drain choices. The property owner does not need to manage every trade, however somebody does.

I have seen projects stay calm through challenging weather condition, delayed materials, and style modifications because the superintendent kept tidy notes and held trades liable. I have also seen easy jobs become chaotic since no one owned the schedule. Management is not documents for its own sake. It is the distinction between momentum and drift.

How do you interact during construction?

Communication style can make or break the experience. Some builders use construction management software application with schedules, choices, photos, change orders, and messages in one place. Others depend on e-mail, 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 stages might need more regular contact. Ask whether conferences occur on site, by video, or at the builder's workplace. Ask how decisions are recorded. A verbal approval in the driveway might feel effective, but six weeks later no one might remember whether the powder space faucet was supposed to be wall-mounted or deck-mounted.

It is also worth asking how the builder deals with problem. Every knowledgeable builder has had a footing inspection postponed by rain, a backordered window, an unsuccessful compaction test, a framing dispute, or a trade error. The problem is not whether issues will take place. They will. The problem is whether the builder reports them promptly, provides choices, describes expense and schedule impact, and files the decision.

A house owner should also be honest about their own interaction needs. If you desire comprehensive explanations and time to review selections, state so. If you travel often, establish who can approve urgent items. If both spouses or partners should authorize modifications, tell the builder before the very first change order. Excellent communication is a shared discipline.

What is included in your contract?

A custom home contract must specify enough that both parties understand the offer. It needs to define the scope of work, agreement price or prices method, payment schedule, allowances, exemptions, change order procedure, insurance requirements, conflict resolution, guarantee terms, and approximated schedule.

There are a number of common prices structures. A fixed-price agreement provides the homeowner a defined cost for a specified scope, though modifications and allowances can still affect the last cost. A cost-plus contract charges the real expense of work plus a builder fee or portion. Some builders use a hybrid approach, specifically when plans are in-depth however particular choices or website conditions stay open.

No prices approach is immediately best. Fixed-price agreements can supply expense certainty, but the builder must include enough contingency to cover threat. Cost-plus agreements can be transparent, but they require trust, documents, and clear definitions of reimbursable costs. What matters is whether the approach suits the job and whether you comprehend how the builder makes money.

Before signing, ask these contract questions in plain language:

1. What precisely is consisted of in the rate, and what is excluded?
2. How are allowances dealt with if we spend more or less than the allocated amount?
3. What markup uses to alter orders, materials, and subcontractor work?
4. What paperwork will we get with each payment request?

5. What takes place if concealed conditions or code requirements increase the scope?

That is the first of just a few minutes in the process when you have optimal utilize and minimum cost exposure. Utilize it. If a contract is unclear, request explanation in composing. A professional builder will not be offended by cautious review. They will usually prefer it due to the fact that uncertainty develops conflict later.

Are you licensed, insured, and effectively qualified for this jurisdiction?

Licensing requirements differ by state, county, and town. Some locations require a general contractor license. Others have registration systems or separate requirements for pipes, electrical, HVAC, septic, or specialty trades. Do not assume a builder is correctly certified due to the fact that they have a site, a truck, or a portfolio.

Ask for proof of licensing where applicable. Request general liability insurance and workers' settlement protection. If subcontractors are utilized, ask how the builder verifies their insurance. If the job involves structural engineering, energy code compliance, septic style, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another location where experience matters. A builder knowledgeable about the regional building department frequently knows the typical evaluation concerns, assessment expectations, and paperwork requirements. That does not mean they get special treatment. It implies they understand how to send total details and prevent avoidable delays.

For rural or unusual sites, inquire about environmental restrictions, gain access to authorizations, energy easements, driveway grades, fire department requirements, and soil conditions. A stunning lot can bring surprise costs. Rock excavation, long energy runs, poor drainage, extensive soil, tree protection, and septic restrictions can change a spending plan significantly. The right builder will motivate due diligence before you commit too deeply.

Can I speak to recent customers, not simply your preferred clients?

References matter, but curated referrals have limitations. Every builder can normally produce a couple of happy customers. Ask for current customers whose jobs resemble yours. If possible, request one client whose home was completed at least a year earlier. A property owner's viewpoint modifications after they have actually lived through a complete cycle of seasons, used the a/c system heavily, viewed drainage during storms, and called the builder for warranty items.

When you speak to recommendations, listen for specifics. Did the builder return calls? Was the job website arranged? Were invoices clear? Did the final cost align with expectations? How did the builder manage mistakes? Would they employ the very same builder again?

The most beneficial reference discussions frequently consist of a time out before the response. No project is perfect. If a previous customer states, "We had a couple of problems with cabinet shipment, however the builder told us early and worked around it," that is a trustworthy positive sign. If every response 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 specialty trades frequently know which builders pay on time, schedule reasonably, and deal with people well. A builder who keeps strong trade relationships is more likely to get responsive service when the market is busy.



How do you choose and manage subcontractors?

Most custom homes are constructed by a network of proficient trades. The builder collaborates excavation, concrete, framing, roofing, pipes, electrical, HVAC, insulation, drywall, trim, kitchen cabinetry, tile, flooring, painting, and more. Even builders with in-house crews count on subcontractors for specialized work.

Ask whether the builder utilizes the exact same subcontractors routinely or quotes every task to the lowest offered trade. Consistent trade relationships frequently produce much better quality and smoother scheduling. Trades who know a builder's requirements are most likely to prepare ahead and correct problems rapidly. Lowest-bid trade selection may decrease upfront expense, but it can increase guidance demands and quality risk.

That said, commitment should not suggest complacency. Ask how the builder assesses trade performance. Do they inspect work before requiring local examinations? Do they keep back payment up until punch products are dealt with? Do they require trades to secure completed surfaces? Do they implement job-site tidiness and safety?

The quality of a home depends greatly on what gets concealed. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor fastening are not glamorous, however they form sturdiness and comfort. A builder who just speaks about countertops and cabinet finishes might not be focused enough on the structure envelope and mechanical systems.



How do you handle selections and deadlines?

Selections are where many custom home schedules waste time. Homeowners typically believe finishes can be chosen later, and in some cases they can. However "later" arrives faster than expected.

Windows may need to be ordered before framing starts. Plumbing valves should be chosen before rough-in. Device specifications affect cabinet style, electrical circuits, gas lines, ventilation, and in some cases framing. Tile choices impact shower design, drain placement, specific niche sizing, and transition information. Exterior products affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It ought to reveal when choices are needed, not simply when products are set up. A bathtub might be set up months before the restroom looks completed. A variety may not arrive up until near completion, however the cabinet maker and electrical expert need its specs much earlier.

This is especially essential if your dream home includes functions motivated by a kitchen remodel or bathroom remodel you have actually admired online. Photos rarely reveal the preparations and coordination behind the completed room. A large-format porcelain shower, for instance, may need a specialty installer, stronger substrate planning, and mindful component positioning. A built-in fridge requires exact opening measurements and ventilation clearances. A custom variety hood may require early coordination in between kitchen cabinetry, A/C, and electrical trades.

A builder with a disciplined selection procedure will safeguard you from rushed decisions. They may ask you to choose items earlier than you anticipated. That is not pressure. It is schedule management.

What occurs when we change our minds?

Change orders are typical in custom building. The goal is not to remove them totally. The objective is to manage them clearly.

Some modifications are owner-driven, such as upgrading countertops, adding built-ins, broadening an outdoor patio, or choosing different floor covering. Others originate from field conditions, code requirements, item

schedule, or style conflicts. Each change must be recorded with a description, expense, schedule effect, and approval before work earnings whenever possible.

Ask how the builder rates change orders. Is there a markup? Is there an administrative cost? Are credits managed at the same markup as additions? If a modification decreases work, will you get the full cost savings minus documented costs currently sustained, or exists a various formula?

Timing matters. Moving a wall on paper might be economical. Moving it after framing, electrical rough-in, plumbing, and HVAC work might trigger several trades and assessment hold-ups. A builder should be able to explain those causal [New home construction](#) sequences without sounding defensive.

It is fair for house owners to change their minds. It is likewise reasonable for builders to charge for the time and work required. The healthiest projects treat modifications as service choices, not personal conflicts.

How do you safeguard quality throughout the build?

Quality control must not be scheduled for the last punch list. Already, lots of important details are hidden behind drywall, siding, tile, or paint.

Ask the builder what examinations they carry out beyond needed municipal assessments. Structure inspectors examine code compliance, but code is the minimum legal standard, not a custom quality criteria. A home can pass examination and still have careless finish work, weak air sealing, bad tile design, or inconsistent trim reveals.

An excellent builder has internal checkpoints. They might evaluate structure dimensions before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and walk kitchen cabinetry before countertops are templated. They might utilize blower door testing, duct leakage testing, or third-party envelope inspections depending on the home and local energy requirements.

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

How do you handle energy efficiency and comfort?

A custom home must do more than look excellent on move-in day. It needs to live well. Comfort depends on insulation, air sealing, window efficiency, heating and cooling style, moisture management, ventilation, and orientation. These components are frequently less visible than floor covering or countertops, however they shape day-to-day satisfaction.

Ask whether the a/c system is developed utilizing proper load estimations instead of rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces humid or irregular. Small systems struggle throughout temperature level extremes. Ask how fresh air ventilation is dealt with, especially in tighter homes. Ask about insulation types, air sealing techniques, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows may make sense in some climates and budget plans, while top quality double-pane windows with much better air sealing might deliver more value somewhere else. Spray foam insulation can perform well when installed properly, however it needs to be paired with appropriate ventilation and wetness preparation. Solar preparedness may be worth discussing even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will help prioritize based on climate, budget, style, and long-term plans. The goal is a home that feels quiet, dry, effective, and comfy, not just one that checks a

marketing box.

What does the warranty actually cover?

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

A new custom home usually consists of service warranties on workmanship, materials, systems, and structural elements, but terms vary extensively. Some guarantees are provided directly by the builder. Others come from makers or subcontractors. Home appliances, roofing, windows, HVAC devices, pipes fixtures, and surfaces may each have different guarantee terms.

Ask how service warranty demands are sent and how rapidly they are resolved. 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 motion throughout the very first year. A structured service warranty process assists handle these products efficiently.

Also ask what is not covered. Property owner upkeep matters. Caulking, grading, filter changes, humidity control, gutter cleaning, and proper use of ventilation fans all affect performance. An expert builder must explain upkeep duties without using them as an excuse to prevent legitimate warranty work.

The warranty discussion exposes the builder's attitude after final payment. You want a builder who remains organized and responsive when the enjoyment of 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/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 a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.