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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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 projects where personal taste, family routines, land conditions, financing, engineering, and craftsmanship all satisfy in the exact same place. An excellent custom home builder can turn those moving parts into a home that feels inevitable, as if it constantly belonged on that lot. The incorrect builder can make even a generous spending plan feel strained and a beautiful strategy feel exhausting.

Most property owners know to ask about price, schedule, and past work. Those concerns matter, but they just scratch the surface. The better concerns expose how a builder believes, how they communicate when something goes wrong, how they deal with allowances, how they pick subcontractors, and whether they are genuinely suited for your type of new home construction.

A dream home is not constructed on optimism alone. It is built on documents, decision-making, trust, and the day-to-day practices of the people managing the task. Before you sign an agreement, slow the process down enough to ask the questions that separate a polished sales pitch from a capable building operation.

Are you the best type of builder for this home?

Not every home builder is the right suitable for every custom project. Some builders focus on production homes with limited modification. Some focus on high-end custom homes with designers, engineers, designers, and complex finish schedules. Others sit somewhere in between, providing semi-custom strategies with flexible designs and finish packages.

The first question is not simply, "Can you build this?" Most knowledgeable builders can say yes to a vast array of jobs. The better concern is, "How frequently do you construct homes like this, at this level of complexity, in this area?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different task from a flat-lot integrate in an industrialized subdivision. A modern-day home with large glass openings, flush baseboards, hidden gutters, and tight trim reveals needs different guidance than a standard home with standard casing and conventional rooflines. A rural construct with well, septic, propane, and utility extensions includes different dangers than a metropolitan infill job where gain access to, sound, staging, and neighborhood guidelines end up being significant constraints.

Ask the builder to walk you through 2 or three equivalent homes they have actually completed. Similar methods similar in scope, not just comparable in square video. A 4,000-square-foot home can be uncomplicated or incredibly intricate depending upon the website, architecture, mechanical systems, and finish level. If your prepared home includes a chef's kitchen, aging-in-place bathroom style, elevator, detached store, swimming pool home, or accessory dwelling unit, ask specifically about those features.

A strong custom home builder will not oversell. They will discuss where they have deep experience and where they would generate specialized assistance. That honesty matters. The builder who declares every task is simple might not be looking closely enough.

What role will you play during design?

Some property owners work with a designer initially, finish the strategies, and then bring builders in to bid. Others pick a design-build technique, where the builder and style team collaborate from the beginning. Both can work, but the timing alters 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 avoid pricey redesign later. For example, a house owner may fall in love with a wall of folding glass doors until they find out the structural steel, drain detailing, and item cost push that single function far beyond the budget. Early builder input does not imply deserting the style. It suggests comprehending the expense of choices while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services include. Some builders provide rough budgeting from schematic illustrations, evaluation architectural strategies, recommend engineers, aid assess land, and create preliminary schedules. Others only price a finished plan set.

The key is clearness. If you expect the builder to assist design decisions, determine cost-saving alternatives, and go to conferences with your designer, that work has value and should be defined. A severe general contractor will usually charge for significant preconstruction services, particularly on a true custom home. Free estimating based on insufficient drawings often leads to unclear numbers, missed out on information, and frustration later.

How do you establish the budget?

A custom home budget plan should not be a single number written at the bottom of a proposal. It must be a living document with adequate 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 property owner's expectation and the builder's allowance. An allowance is a placeholder for an item not totally selected at contract

time, such as tile, lighting, devices, pipes fixtures, kitchen cabinetry hardware, or landscaping. Allowances are not naturally bad. They are typically necessary. The problem comes when they are unrealistically low.

A kitchen device allowance of $12,000 might be reasonable for one home and entirely inadequate for another. A lighting allowance can vanish quickly when decorative components, under-cabinet lighting, outside sconces, recessed cans, dimmers, and smart controls are all consisted of. Tile is another area where house owners are often shocked. The cost distinction Remodeling contractor in between a basic 12-by-24 porcelain tile and a handmade zellige tile impacts not just material expense, however likewise labor, layout time, waste, and sometimes 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 get a line-item budget? How typically is it upgraded? What happens if choices surpass the allowance? Will you see invoices or provider confirmations?

The best builders welcome budget plan conversations since they understand cash ends up being more emotional when it is unclear. If a proposal is much lower than others, do not assume you discovered a bargain. Ask what is missing. Low quotes can come from effectiveness, but they can likewise originate from incomplete scopes, thin allowances, omitted website work, or assumptions that will surface later as alter orders.

Who will really manage the job?

The individual who sells the task may not be the person who runs it. That is not necessarily an issue, however you need to understand the structure before work begins.

Ask who your everyday contact will be when construction begins. Will there be a dedicated job supervisor? A website superintendent? How often will that individual be on website? How many other jobs will they be handling at the exact same time?

Custom homes require close guidance due to the fact that small decisions accumulate rapidly. Framing information affect window positioning. Window setup impacts flashing. Flashing affects siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet designs affect electrical rough-in. If no one is collaborating those details, the homeowner may not see the consequences till it is costly to fix them.

A proficient remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing technician requires final component specs, when the cabinet shop needs home appliance cut sheets, when the electrician requires lighting choices, and when the tile installer requires niche locations and drain options. The homeowner does not require to manage every trade, however somebody does.

I have seen projects stay calm through difficult weather condition, delayed products, and style modifications because the superintendent kept clean notes and held trades responsible. I have likewise seen basic jobs become chaotic due to the fact that nobody owned the schedule. Management is not documentation for its own sake. It is the difference between momentum and drift.

How do you interact throughout construction?

Communication style can make or break the experience. Some builders use construction management software with schedules, choices, pictures, change orders, and messages in one location. Others depend on e-mail, phone calls, and weekly conferences. Either method can work if it corresponds and documented.

Ask how typically you will receive updates. Weekly prevails for custom homes, though active stages may require more frequent contact. Ask whether meetings take place on site, by video, or at the builder's workplace. Ask how

choices are recorded. A spoken approval in the driveway may feel effective, but 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 delayed by rain, a backordered window, an unsuccessful compaction test, a framing dispute, or a trade error. The concern is not whether problems will happen. They will. The concern is whether the builder reports them immediately, offers choices, describes expense and schedule effect, and documents the decision.

A house owner should also be truthful about their own interaction requirements. If you desire detailed descriptions and time to review selections, state so. If you travel often, develop who can approve urgent items. If both spouses or partners need to approve modifications, inform the builder before the first change order. Good interaction is a shared discipline.

What is included in your contract?

A custom home agreement must specify enough that both celebrations comprehend the deal. It should specify the scope of work, contract price or rates method, payment schedule, allowances, exemptions, change order process, insurance coverage requirements, disagreement resolution, warranty terms, and approximated schedule.

There are several typical prices structures. A fixed-price contract gives the house owner a defined rate for a defined scope, though changes and allowances can still affect the final expense. A cost-plus contract charges the real expense of work plus a builder fee or percentage. Some builders use a hybrid technique, particularly when strategies are in-depth but certain selections or site conditions remain open.

No rates approach is immediately best. Fixed-price contracts can offer expense certainty, however the builder needs to include enough contingency to cover risk. Cost-plus contracts can be transparent, however they require trust, paperwork, and clear definitions of reimbursable costs. What matters is whether the method fits the project and whether you comprehend how the builder makes money.

Before finalizing, ask these agreement concerns in plain language:

1. What precisely is consisted of in the rate, and what is excluded?
2. How are allowances managed if we spend basically than the allocated amount?
3. What markup uses to alter orders, products, and subcontractor work?
4. What documents will we receive with each payment request?
5. What happens if concealed conditions or code requirements increase the scope?

That is the very first of only a few moments at the same time when you have maximum leverage and minimum expense exposure. Use it. If an agreement is vague, ask for information in writing. A professional builder will not be angered by mindful evaluation. They will usually choose it because uncertainty creates dispute later.

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

Licensing requirements differ by state, county, and municipality. Some locations require a general contractor license. Others have registration systems or different requirements for pipes, electrical, A/C, septic, or specialty trades. Do not presume a builder is properly certified because they have a site, a truck, or a portfolio.

Ask for evidence of licensing where suitable. Ask for general liability insurance coverage and workers' compensation coverage. If subcontractors are utilized, ask how the builder confirms their insurance. If the job

includes 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 knowledgeable about the regional building department often understands the common evaluation issues, assessment expectations, and documentation requirements. That does not indicate they get special treatment. It suggests they understand how to send complete information and prevent preventable delays.

For rural or uncommon websites, inquire about environmental restraints, gain access to authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry covert costs. Rock excavation, long utility runs, poor drain, expansive soil, tree defense, and septic constraints can alter a budget plan dramatically. The best builder will motivate due diligence before you dedicate too deeply.

Can I consult with current customers, not simply your preferred clients?

References matter, however curated references have limits. Every builder can usually produce a few pleased clients. Request for current customers whose tasks resemble yours. If possible, request one client whose home was completed a minimum of a year back. A property owner's perspective changes after they have endured a full cycle of seasons, used the HVAC system greatly, viewed drainage during storms, and got in touch with the builder for warranty items.

When you talk with referrals, listen for specifics. Did the builder return calls? Was the job website arranged? Were billings clear? Did the last cost line up with expectations? How did the builder handle errors? Would they employ the same builder again?

The most beneficial recommendation discussions frequently include a pause before the response. No project is best. If a previous client says, "We had a few issues with cabinet shipment, but the builder told us early and worked around it," that is a reputable favorable indication. If every response sounds rehearsed, keep digging.

You can likewise ask providers and trade partners, thoroughly and respectfully, about a builder's reputation. Lumberyards, cabinet shops, window suppliers, and specialized trades typically know which builders pay on time, schedule realistically, and deal with individuals well. A builder who preserves strong trade relationships is more 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 skilled trades. The builder coordinates excavation, concrete, framing, roof, pipes, electrical, A/C, insulation, drywall, trim, cabinetry, tile, floor covering, painting, and more. Even builders with in-house crews count 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 typically produce better quality and smoother scheduling. Trades who understand a builder's standards are most likely to prepare ahead and remedy issues rapidly. Lowest-bid trade choice might lower in advance cost, but it can increase guidance demands and quality risk.

That said, loyalty ought to not mean complacency. Ask how the builder assesses trade performance. Do they check work before requiring community evaluations? Do they keep back payment until punch products are fixed? Do they need trades to protect completed surface areas? Do they enforce job-site cleanliness and safety?

The quality of a home depends greatly on what gets covered. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor attachment are not attractive, however they form sturdiness and convenience. A builder who only speaks about counter tops and cabinet surfaces might not be focused enough on the structure envelope and mechanical systems.

How do you manage choices and deadlines?

Selections are where many custom home schedules lose time. House owners frequently believe finishes can be picked later on, and sometimes they can. But "later on" arrives faster than expected.

Windows might require to be ordered before framing starts. Pipes valves should be selected before rough-in. Appliance specifications impact cabinet style, electrical circuits, gas lines, ventilation, and sometimes framing. Tile options impact shower design, drain positioning, specific niche sizing, and transition information. Outside materials affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It should show when decisions are needed, not simply when products are set up. A bath tub might be set up months before the restroom looks completed. A variety may not arrive till near the end, but the cabinet maker and electrical expert need its requirements much earlier.

This is specifically crucial if your dream home consists of features influenced by a kitchen remodel or bathroom remodel you have admired online. Images seldom show the lead times and coordination behind the completed space. A large-format porcelain shower, for example, might need a specialized installer, stronger substrate preparation, and cautious component placement. An integrated fridge requires specific opening dimensions and ventilation clearances. A custom range hood may need early coordination between cabinetry, HEATING AND COOLING, and electrical trades.

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

What occurs when we alter our minds?

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

Some modifications are owner-driven, such as updating countertops, adding built-ins, expanding a patio, or choosing different flooring. Others originate from field conditions, code requirements, product accessibility, or design conflicts. Each change ought to be recorded with a description, cost, schedule impact, and approval before work proceeds whenever possible.

Ask how the builder prices alter orders. Exists a markup? Is there an administrative fee? Are credits handled at the same markup as additions? If a change decreases work, will you get the complete cost savings minus documented expenses currently sustained, or is there a different formula?

Timing matters. Moving a wall on paper might be economical. Moving it after framing, electrical rough-in, pipes, and HVAC work might trigger numerous trades and evaluation hold-ups. A builder should have the ability to discuss those causal sequences without sounding defensive.

It is fair for house owners to change their minds. It is also reasonable for builders to charge for the time and work required. The healthiest jobs deal with changes as service decisions, not personal conflicts.

How do you secure quality during the build?

Quality control need to not be reserved for the final punch list. Already, many essential details are concealed behind drywall, siding, tile, or paint.

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

A good builder has internal checkpoints. They might evaluate structure dimensions before framing, validate window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and walk kitchen cabinetry before countertops are templated. They may use blower door screening, duct leak screening, or third-party envelope evaluations depending on the home and regional energy requirements.

You do not require to end up being a construction specialist, but you need to ask how quality is measured. If the response is "we use great people," keep asking. Great people still need requirements, guidance, and accountability.

How do you manage energy performance and comfort?

A custom home ought to do more than look great on move-in day. It needs to live well. Convenience depends upon insulation, air sealing, window efficiency, heating and cooling style, moisture management, ventilation, and orientation. These components are often less noticeable than flooring or counter tops, however they shape day-to-day satisfaction.

Ask whether the a/c system is developed using proper load computations instead of rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces humid or uneven. Undersized systems struggle throughout temperature level extremes. Ask how fresh air ventilation is handled, especially in tighter homes. Ask about insulation types, air sealing approaches, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows may make sense in some climates and spending plans, while high-quality double-pane windows with much better air sealing may provide more worth in other places. Spray foam insulation can carry out well when installed correctly, however it should be paired with appropriate ventilation and wetness preparation. Solar readiness might be worth discussing even if panels are not set up immediately.

A thoughtful builder will not press every upgrade. They will help prioritize based on climate, spending plan, style, and long-lasting plans. The goal is a home that feels quiet, dry, effective, and comfy, not simply one that examines a marketing box.

What does the service warranty actually cover?

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

A new custom home usually consists of service warranties on craftsmanship, products, systems, and structural elements, but terms vary extensively. Some guarantees are offered straight by the builder. Others come from makers or subcontractors. Home appliances, roof, windows, a/c devices, pipes fixtures, and surfaces may each have different warranty terms.

Ask how guarantee requests are submitted and how quickly they are resolved. Ask whether there is an 11-month service warranty walk before the first year ends. Numerous homes experience small settlement fractures, nail

pops, door adjustments, caulk separation, or seasonal movement throughout the very first year. A structured guarantee process helps manage these products efficiently.

Also ask what is not covered. Homeowner maintenance matters. Caulking, grading, filter modifications, humidity control, rain gutter cleaning, and proper use of ventilation fans all affect efficiency. A professional builder ought to describe maintenance responsibilities without using them as an excuse to avoid genuine guarantee work.



The guarantee discussion reveals the builder's mindset after final payment. You desire a builder who remains 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/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
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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 grabbing a bite at Lotus of St George nearby residents often reach out to Vision Building & Renovation to start a new custom home build in St. George.