

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 few projects where personal taste, family routines, land conditions, financing, engineering, and craftsmanship all fulfill in the very same location. A good 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 stunning plan feel exhausting.

Most house owners know to ask about cost, schedule, and previous work. Those concerns matter, however they just scratch the surface area. The better questions expose how a builder believes, how they interact when something fails, how they deal with allowances, how they select subcontractors, and whether they are genuinely suited for your type of new home construction.

A dream home is not developed on optimism alone. It is built on documents, decision-making, trust, and the daily routines of the people handling the task. Before you sign a contract, slow the process 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 fit for every custom job. Some builders focus on production homes with minimal customization. Some focus on high-end custom homes with architects, engineers, designers, and complicated surface schedules. Others sit someplace in between, offering semi-custom strategies with versatile designs and surface packages.

The very first question is not just, "Can you construct this?" Many skilled builders can state yes to a wide variety of jobs. The better concern is, "How typically do you construct homes like this, at this level of intricacy, in this location?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a various task from a flat-lot integrate in an industrialized neighborhood. A contemporary home with big glass openings, flush baseboards, concealed gutters, and tight trim reveals demands different guidance than a standard home with standard casing and traditional rooflines. A rural build with well, septic, lp, and energy extensions involves various risks than a metropolitan infill job where access, noise, staging, and neighborhood rules become significant constraints.

Ask the builder to stroll you through 2 or three similar homes they have finished. Equivalent means similar in scope, not simply comparable in square video footage. A 4,000-square-foot home can be simple or very intricate depending upon the site, architecture, mechanical systems, and finish level. If your prepared home consists of a chef's kitchen, aging-in-place restroom design, elevator, detached store, pool home, or accessory residence system, ask particularly 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 support. That sincerity matters. The builder who declares every task is easy might not be looking closely enough.

What role will you play during design?

Some house owners work with an architect initially, finish the plans, and after that bring builders in to bid. Others choose a design-build approach, where the builder and style group work together 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 site logistics before the drawings are finished. That can avoid pricey redesign later. For instance, a house owner may 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 suggest abandoning the design. It suggests comprehending the expense of choices while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services include. Some builders supply rough budgeting from schematic illustrations, review architectural plans, advise engineers, aid evaluate land, and develop initial schedules. Others just price a finished strategy set.

The secret is clarity. If you expect the builder to direct style choices, identify cost-saving alternatives, and attend conferences with your architect, that work has value and should be specified. A major general contractor will typically charge for meaningful preconstruction services, especially on a true custom home. Free estimating based on insufficient illustrations often causes [Kitchen remodel Vision Building and Renovation](#) unclear numbers, missed out on details, and disappointment later.

How do you establish the budget?

A custom home budget must not be a single number written at the bottom of a proposal. It should be a living file with adequate detail to show what is consisted of, what is presumed, what is excluded, and what stays undecided.

One of the most typical problems in new home construction is the gap between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for a product not totally picked at contract time, such as

tile, lighting, appliances, pipes components, cabinetry hardware, or landscaping. Allowances are not inherently bad. They are frequently required. The problem comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 may be reasonable for one home and completely inadequate for another. A lighting allowance can vanish quickly when decorative components, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and clever controls are all included. Tile is another location where homeowners are frequently stunned. The cost distinction in between a simple 12-by-24 porcelain tile and a handmade zellige tile affects not only material expense, however also labor, layout time, waste, and sometimes substrate preparation.

Ask the builder how they set allowances. Do they base them on your stated expectations, past jobs, provider quotes, or generic placeholders? Will you receive a line-item budget? How frequently is it updated? What happens if selections exceed the allowance? Will you see invoices or supplier confirmations?

The finest builders welcome spending plan discussions since they know cash ends up being more psychological when it is unclear. If a proposition is much lower than others, do not presume you discovered a deal. Ask what is missing out on. Low bids can originate from efficiency, however they can likewise come from insufficient scopes, thin allowances, omitted website work, or presumptions that will emerge later on as change orders.

Who will really handle the job?

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

Ask who your daily contact will be when construction begins. Will there be a devoted task supervisor? A site superintendent? How often will that individual be on website? The number of other projects will they be handling at the same time?

Custom homes need close guidance because small decisions accumulate quickly. Framing details affect window alignment. Window installation affects flashing. Flashing affects siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet layouts impact electrical rough-in. If nobody is coordinating those information, the house owner may not see the repercussions till it is pricey to fix them.

A qualified remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing professional needs final fixture requirements, when the cabinet store needs appliance cut sheets, when the electrical contractor needs lighting selections, and when the tile installer requires specific niche locations and drain choices. The homeowner does not require to manage every trade, but somebody does.

I have seen projects remain calm through hard weather, postponed products, and design modifications due to the fact that the superintendent kept tidy notes and held trades responsible. I have also seen easy tasks become chaotic because no one owned the schedule. Management is not documents 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 utilize construction management software application with schedules, selections, photos, modification orders, and messages in one place. Others depend on e-mail, telephone call, and weekly conferences. Either method can work if it corresponds and documented.

Ask how frequently you will get updates. Weekly prevails for custom homes, though active phases might need more regular contact. Ask whether conferences occur on site, by video, or at the builder's workplace. Ask how decisions are tape-recorded. A spoken approval in the driveway might feel effective, however 6 weeks later nobody may keep in mind whether the powder space faucet was expected to be wall-mounted or deck-mounted.

It is also worth asking how the builder manages problem. Every knowledgeable builder has actually had a footing evaluation postponed by rain, a backordered window, an unsuccessful compaction test, a framing conflict, or a trade mistake. The issue is not whether issues will happen. They will. The concern is whether the builder reports them promptly, offers alternatives, describes cost and schedule impact, and documents the decision.

A property owner should likewise be honest about their own interaction requirements. If you want detailed descriptions and time to evaluate choices, state so. If you travel frequently, establish who can approve immediate products. If both partners or partners should approve changes, tell the builder before the very first change order. Great interaction is a shared discipline.

What is consisted of in your contract?

A custom home contract should specify enough that both celebrations understand the deal. It needs to specify the scope of work, contract rate or pricing approach, payment schedule, allowances, exclusions, change order process, insurance coverage requirements, conflict resolution, guarantee terms, and estimated schedule.

There are numerous typical pricing structures. A fixed-price contract gives the property owner a specified price for a defined scope, though modifications and allowances can still affect the last cost. A cost-plus agreement charges the real cost of work plus a builder charge or percentage. Some builders use a hybrid approach, particularly when plans are comprehensive however specific selections or website conditions remain open.

No rates approach is automatically best. Fixed-price contracts can offer expense certainty, however the builder needs to include enough contingency to cover danger. Cost-plus agreements can be transparent, however they need trust, paperwork, and clear meanings of reimbursable expenses. What matters is whether the method fits the task and whether you comprehend how the builder makes money.

Before finalizing, ask these agreement questions in plain language:

1. What exactly is consisted of in the price, and what is excluded?
2. How are allowances dealt with if we invest basically than the budgeted amount?
3. What markup uses to alter orders, materials, and subcontractor work?
4. What documentation will we receive with each payment request?
5. What takes place if hidden conditions or code requirements increase the scope?

That is the first of just a few moments in the process when you have optimal take advantage of and minimum expense exposure. Use it. If a contract is unclear, request clarification in composing. A professional builder will not be offended by mindful evaluation. They will usually choose it because ambiguity creates dispute later.

Are you licensed, guaranteed, and correctly qualified for 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 presume a builder is properly qualified because they have a site, a truck, or a portfolio.

Ask for proof of licensing where appropriate. Ask for general liability insurance and workers' payment coverage. If subcontractors are utilized, ask how the builder confirms their insurance. If the job involves structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who collaborates those professionals.

Permitting is another location where experience matters. A builder familiar with the local structure department often understands the common review concerns, inspection expectations, and paperwork requirements. That does not suggest they get special treatment. It indicates they know how to send total details and prevent preventable delays.

For rural or uncommon sites, ask about ecological restrictions, gain access to permits, energy easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry surprise costs. Rock excavation, long energy runs, poor drain, extensive soil, tree security, and septic limitations can alter a budget plan drastically. The ideal builder will motivate due diligence before you devote too deeply.

Can I talk to current customers, not just your favorite clients?

References matter, however curated referrals have limits. Every builder can normally produce a few pleased customers. Ask for recent clients whose projects resemble yours. If possible, request for one client whose home was finished at least a year ago. A property owner's perspective changes after they have lived through a complete cycle of seasons, utilized the a/c system heavily, viewed drainage during storms, and got in touch with the builder for service warranty items.

When you speak with referrals, listen for specifics. Did the builder return calls? Was the job site arranged? Were billings clear? Did the final cost align with expectations? How did the builder deal with mistakes? Would they work with the same builder again?

The most beneficial reference discussions frequently consist of a pause before the response. No task is ideal. If a past client says, "We had a couple of concerns with cabinet delivery, however the builder informed us early and worked around it," that is a reliable favorable indication. If every response sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, carefully and respectfully, about a builder's credibility. Lumberyards, cabinet shops, window providers, and specialized trades typically understand which builders pay on time, schedule realistically, and treat individuals well. A builder who preserves strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you select and handle subcontractors?

Most custom homes are developed by a network of proficient trades. The builder collaborates excavation, concrete, framing, roofing, pipes, electrical, HEATING AND COOLING, insulation, drywall, trim, kitchen cabinetry, tile, floor covering, painting, and more. Even builders with internal teams count on subcontractors for specialized work.

Ask whether the builder utilizes the exact same subcontractors regularly or quotes every job to the most affordable readily available trade. Constant trade relationships frequently produce better quality and smoother scheduling. Trades who understand a builder's standards are most likely to plan ahead and fix problems rapidly. Lowest-bid trade selection may lower upfront expense, but it can increase guidance demands and quality risk.

That said, commitment needs to not mean complacency. Ask how the builder examines trade performance. Do they check work before requiring community examinations? Do they keep back payment up until punch products are fixed? Do they need trades to secure finished surfaces? Do they implement job-site cleanliness and safety?

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

How do you handle selections and deadlines?

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

Windows might need to be bought before framing starts. Pipes valves should be picked before rough-in. Home appliance specs impact cabinet design, electrical circuits, gas lines, ventilation, and in some cases framing. Tile choices affect shower layout, drain placement, specific niche sizing, and shift details. Exterior materials affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It ought to reveal when choices are needed, not just when products are installed. A tub may be installed months before the restroom looks ended up. A range may not show up until near the end, but the cabinet maker and electrician require its requirements much earlier.

This is particularly crucial if your dream home includes features influenced by a kitchen remodel or bathroom remodel you have appreciated online. Pictures seldom show the preparations and coordination behind the finished room. A large-format porcelain shower, for example, might need a specialty installer, stronger substrate planning, and careful fixture positioning. An integrated refrigerator requires precise opening measurements and ventilation clearances. A custom variety hood may require early coordination in between kitchen cabinetry, HEATING AND COOLING, and electrical trades.

A builder with a disciplined choice process will safeguard you from rushed choices. They might ask you to choose 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 eliminate them totally. The objective is to manage them clearly.

Some modifications are owner-driven, such as upgrading counter tops, adding built-ins, expanding a patio, or picking different floor covering. Others come from field conditions, code requirements, product schedule, or style conflicts. Each change should be documented with a description, cost, schedule impact, and approval before work proceeds whenever possible.

Ask how the builder prices alter orders. Is there a markup? Is there an administrative charge? Are credits dealt with at the same markup as additions? If a change reduces work, will you receive the full savings minus recorded expenses already sustained, or exists a different formula?

Timing matters. Moving a wall on paper may be economical. Moving it after framing, electrical rough-in, pipes, and HVAC work might activate several trades and examination delays. A builder ought to have the ability to describe those causal sequences without sounding defensive.

It is fair for property owners to change their minds. It is likewise fair for builders to charge for the time and work needed. The healthiest projects deal with changes as organization choices, not personal conflicts.

How do you safeguard quality during the build?

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

Ask the builder what evaluations they carry out beyond required local evaluations. Structure inspectors check code compliance, however code is the minimum legal requirement, not a custom quality benchmark. A home can pass examination and still have careless surface work, weak air sealing, bad tile design, or irregular trim reveals.



CUSTOM WALL PANELING



An excellent builder has internal checkpoints. They may examine structure dimensions before framing, verify window flashing before siding, examine rough mechanicals before insulation, check drywall before paint, and stroll kitchen cabinetry before countertops are templated. They may utilize blower door screening, duct leakage screening, or third-party envelope examinations depending on the home and regional energy requirements.

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

How do you handle energy efficiency and comfort?

A custom home need to do more than look excellent on move-in day. It ought to live well. Convenience depends on insulation, air sealing, window performance, HVAC design, moisture management, ventilation, and orientation.

These components are often less noticeable than flooring or counter tops, however they shape everyday satisfaction.

Ask whether the heating and cooling system is designed utilizing correct load computations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving rooms humid or uneven. Small systems battle throughout temperature extremes. Ask how fresh air ventilation is dealt with, especially in tighter homes. Inquire about insulation types, air sealing techniques, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows might make good sense in some climates and budget plans, while premium double-pane windows with better air sealing may deliver more worth elsewhere. Spray foam insulation can carry out well when set up properly, but it must be paired with appropriate ventilation and moisture preparation. Solar readiness might be worth discussing even if panels are not installed immediately.

A thoughtful builder will not press every upgrade. They will help focus on based on climate, budget, design, and long-lasting strategies. The goal is a home that feels peaceful, dry, efficient, and comfortable, not simply one that inspects a marketing box.

What does the guarantee truly cover?

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

A new custom home normally consists of warranties on craftsmanship, products, systems, and structural components, but terms vary commonly. Some service warranties are supplied directly by the builder. Others come from makers or subcontractors. Appliances, roofing, windows, HVAC devices, pipes fixtures, and surfaces may each have separate service warranty terms.

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



Also ask what is not covered. Property owner upkeep matters. Caulking, grading, filter modifications, humidity control, seamless gutter cleaning, and proper use of ventilation fans all impact performance. An expert builder must discuss maintenance obligations without using them as an excuse to avoid legitimate guarantee work.



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

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

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

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

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

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

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

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

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

Estate and Hillside Craftsman Custom Home

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

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

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

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

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

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/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 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 spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.