

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 personal taste, family regimens, land conditions, financing, engineering, and craftsmanship all meet in the very same location. A good custom home builder can turn those moving parts into a home that feels inescapable, as if it [Kitchen remodel](#) always belonged on that lot. The incorrect builder can make even a generous spending plan feel strained and a beautiful plan feel exhausting.

Most homeowners understand to ask about rate, schedule, and past work. Those questions matter, but they only scratch the surface area. The better questions expose how a builder thinks, how they communicate when something goes wrong, how they handle allowances, how they choose subcontractors, and whether they are genuinely suited for your kind of new home construction.

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

Are you the ideal kind of builder for this home?

Not every home builder is the ideal fit for every custom task. Some builders focus on production homes with restricted personalization. Some focus on high-end custom homes with architects, engineers, designers, and intricate finish schedules. Others sit somewhere in between, using semi-custom plans with flexible designs and surface packages.

The very first concern is not just, "Can you build this?" A lot of knowledgeable builders can say yes to a wide variety of jobs. The much better concern is, "How often do you construct homes like this, at this level of complexity, in this location?"

A hillside home with retaining walls, a long driveway, and stormwater requirements is a various task from a flat-lot build in an industrialized neighborhood. A modern-day home with big glass openings, flush baseboards, concealed gutters, and tight trim exposes demands different guidance than a standard home with standard case and traditional rooflines. A rural construct with well, septic, propane, and energy extensions involves different dangers than an urban infill task where access, noise, staging, and neighborhood rules end up being major constraints.

Ask the builder to stroll you through two or 3 similar homes they have completed. Equivalent ways comparable in scope, not simply similar in square video. A 4,000-square-foot home can be straightforward or incredibly intricate depending upon the website, architecture, mechanical systems, and surface level. If your planned home includes a chef's kitchen, aging-in-place restroom style, elevator, separated store, swimming pool house, or accessory residence unit, ask particularly about those features.



KITCHEN FACELIFT



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

What function will you play throughout design?

Some property owners employ an architect first, finish the plans, and after that bring builders in to bid. Others pick a design-build approach, where the builder and style team work together from the beginning. Both can work, however 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 completed. That can avoid pricey redesign later. For example, a property owner might fall in love with a wall of folding glass doors up until they discover the structural steel, drainage detailing, and item expense push that single feature far beyond the spending plan. Early builder input does not imply abandoning the design. It suggests comprehending the cost 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 provide rough budgeting from schematic drawings, evaluation architectural plans, suggest engineers, aid assess land, and produce preliminary schedules. Others just price a finished plan set.

The key is clarity. If you expect the builder to assist design decisions, determine cost-saving options, and attend meetings with your designer, that work has value and needs to be specified. A severe general contractor will usually charge for significant preconstruction services, specifically on a true custom home. Free estimating based upon incomplete illustrations often results in vague numbers, missed information, and frustration later.

How do you establish the budget?

A custom home budget need to not be a single number composed at the bottom of a proposition. It must be a living document with sufficient detail to reveal what is consisted of, what is assumed, what is left out, and what remains undecided.

One of the most typical issues in new home construction is the space in between a homeowner's expectation and the builder's allowance. An allowance is a placeholder for a product not fully picked at contract time, such as tile, lighting, appliances, plumbing components, cabinetry hardware, or landscaping. Allowances are not naturally bad. They are often necessary. The issue comes when they are unrealistically low.

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

Ask the builder how they set allowances. Do they base them on your specified expectations, past projects, provider quotes, or generic placeholders? Will you receive a line-item budget? How typically is it upgraded? What takes place if choices go beyond the allowance? Will you see billings or supplier confirmations?

The finest builders welcome budget plan discussions because they know money ends up being more emotional when it is unclear. If a proposition is much lower than others, do not assume you found a deal. Ask what is missing. Low bids can come from efficiency, however they can likewise come from insufficient scopes, thin allowances, left out site work, or presumptions that will surface later on as alter orders.

Who will in fact manage the job?

The person who offers the job may not be the person who runs it. That is not always an issue, but you require to understand the structure before work begins.

Ask who your daily contact will be as soon as construction begins. Will there be a dedicated project manager? A website superintendent? How often will that person be on site? The number of other jobs will they be managing at the same time?

Custom homes need close guidance because little choices stack up quickly. Framing information impact window positioning. Window installation affects flashing. Flashing impacts siding and interior drywall. Mechanical chases impact ceiling heights. Cabinet designs impact electrical rough-in. If no one is collaborating those details, the property owner might not see the repercussions till it is costly to fix them.

A competent remodeling contractor or custom builder understands sequencing. They understand when the plumbing professional requires last fixture requirements, when the cabinet store needs appliance cut sheets, when the electrical contractor requires lighting selections, and when the tile installer requires specific niche places and drain choices. The house owner does not require to manage every trade, but someone does.

I have seen jobs stay calm through difficult weather condition, delayed products, and design changes because the superintendent kept tidy notes and held trades responsible. I have likewise seen simple jobs end up being chaotic due to the fact that nobody owned the schedule. Management is not documents for its own sake. It is the difference between momentum and drift.

How do you interact during construction?

Communication design can make or break the experience. Some builders utilize construction management software application with schedules, selections, pictures, change orders, and messages in one place. Others rely on email, telephone call, and weekly conferences. Either approach can work if it corresponds and documented.

Ask how frequently you will get updates. Weekly is common for custom homes, though active stages might need more frequent contact. Ask whether conferences take place on website, by video, or at the builder's workplace. Ask how decisions are taped. A verbal approval in the driveway might feel effective, however six weeks later no one 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 handles 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 mistake. The concern is not whether issues will happen. They will. The problem is whether the builder reports them quickly, uses alternatives, discusses expense and schedule effect, and documents the decision.

A house owner should likewise be honest about their own interaction needs. If you desire detailed descriptions and time to examine selections, state so. If you travel often, establish who can approve immediate products. If both partners or partners need to approve modifications, tell the builder before the first modification order. Excellent interaction is a shared discipline.

What is included in your contract?

A custom home contract should be specific enough that both parties understand the offer. It must define the scope of work, agreement rate or rates method, payment schedule, allowances, exemptions, modification order process, insurance requirements, disagreement resolution, warranty terms, and estimated schedule.

There are a number of common rates structures. A fixed-price contract gives the property owner a defined rate for a specified scope, though changes and allowances can still impact the last expense. A cost-plus agreement charges the actual cost of work plus a builder charge or portion. Some builders use a hybrid technique, particularly when plans are in-depth however certain choices or site conditions remain open.

No pricing method is automatically best. Fixed-price agreements can supply cost certainty, but the builder must consist of enough contingency to cover threat. Cost-plus contracts can be transparent, however they need trust, documentation, and clear meanings of reimbursable expenses. What matters is whether the method suits the project and whether you comprehend how the builder makes money.

Before finalizing, ask these contract questions in plain language:

1. What precisely is included in the rate, and what is excluded?
2. How are allowances handled if we spend basically than the budgeted amount?
3. What markup uses to alter orders, materials, and subcontractor work?
4. What documents will we get with each payment request?
5. What happens if hidden conditions or code requirements increase the scope?

That is the very first of just a few moments while doing so when you have optimal utilize and minimum expense direct exposure. Utilize it. If a contract is unclear, request explanation in writing. An expert builder will not be angered by mindful review. They will generally choose it because uncertainty develops dispute later.

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

Licensing requirements differ by state, county, and municipality. Some areas need a general contractor license. Others have registration systems or different requirements for plumbing, electrical, HVAC, septic, or specialty trades. Do not assume a builder is correctly certified due to the fact that they have a website, a truck, or a portfolio.

Ask for evidence of licensing where applicable. Request general liability insurance and employees' settlement coverage. If subcontractors are utilized, ask how the builder confirms their insurance. If the project involves 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 familiar with the regional structure department frequently knows the typical review problems, inspection expectations, and paperwork requirements. That does not mean they get special treatment. It implies they understand how to send complete information and avoid preventable delays.

For rural or unusual websites, ask about environmental restrictions, access permits, energy easements, driveway grades, fire department requirements, and soil conditions. A beautiful lot can carry surprise costs. Rock excavation, long energy runs, poor drainage, expansive soil, tree defense, and septic constraints can alter a budget considerably. The best builder will encourage due diligence before you commit too deeply.

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

References matter, however curated referrals have limitations. Every builder can generally produce a few happy customers. Request for current customers whose tasks resemble yours. If possible, request one client whose home was completed at least a year earlier. A homeowner's point of view modifications after they have actually endured a full cycle of seasons, used the heating and cooling system heavily, enjoyed drain throughout storms, and contacted the builder for service warranty items.

When you talk to referrals, listen for specifics. Did the builder return calls? Was the job website organized? Were billings clear? Did the final expense line up with expectations? How did the builder handle mistakes? Would they

hire the exact same builder again?

The most beneficial referral conversations typically consist of a time out before the answer. No task is best. If a past client states, "We had a couple of issues with cabinet delivery, but the builder told us early and worked around it," that is a reliable favorable sign. 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 stores, window suppliers, and specialized trades frequently know which builders pay on time, schedule realistically, and treat individuals well. A builder who keeps strong trade relationships is more likely to get responsive service when the marketplace is busy.

How do you choose and manage subcontractors?

Most custom homes are developed by a network of experienced trades. The builder coordinates excavation, concrete, framing, roof, plumbing, electrical, HEATING AND COOLING, insulation, drywall, trim, cabinets, tile, flooring, painting, and more. Even builders with in-house crews depend on subcontractors for specialized work.

Ask whether the builder utilizes the same subcontractors frequently 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 plan ahead and correct concerns quickly. Lowest-bid trade choice might reduce in advance cost, but it can increase supervision demands and quality risk.

That stated, commitment must not imply complacency. Ask how the builder examines trade efficiency. Do they check work before calling for community examinations? Do they hold back payment up until punch items are solved? Do they require trades to safeguard finished surface areas? Do they implement job-site tidiness and safety?

The quality of a home depends greatly on what gets covered. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor attachment are not attractive, however they shape durability and convenience. A builder who just discusses countertops and cabinet surfaces might not be focused enough on the structure envelope and mechanical systems.

How do you handle choices and deadlines?

Selections are where many custom home schedules lose time. Homeowners often believe surfaces can be picked later, and sometimes they can. But "later on" arrives faster than expected.

Windows may require to be ordered before framing starts. Pipes valves need to be picked before rough-in. Device requirements affect 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 affect weather condition barriers, flashing, and trim dimensions.





CUSTOM WALL PANELING



Ask the builder for a choice schedule. It should show when decisions are needed, not simply when products are installed. A tub might be installed months before the restroom looks finished. A variety may not get here until near completion, however the cabinet maker and electrical contractor require its requirements much earlier.

This is particularly important if your dream home consists of functions inspired by a kitchen remodel or bathroom remodel you have appreciated online. Pictures seldom reveal the lead times and coordination behind the completed space. A large-format porcelain shower, for instance, might require a specialized installer, stronger substrate preparation, and mindful fixture positioning. A built-in fridge needs exact opening measurements and ventilation clearances. A custom variety hood may require early coordination in between cabinets, HVAC, and electrical trades.

A builder with a disciplined selection process will safeguard you from hurried choices. They might ask you to choose items earlier than you anticipated. That is not pressure. It is schedule management.

What takes place when we change our minds?

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

Some changes are owner-driven, such as upgrading countertops, adding built-ins, broadening a patio, or picking different flooring. Others originate from field conditions, code requirements, product accessibility, or design disputes. Each change should be recorded with a description, expense, schedule impact, and approval before work profits whenever possible.

Ask how the builder costs alter orders. Is there a markup? Is there an administrative charge? Are credits managed at the same markup as additions? If a modification minimizes 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, plumbing, and heating and cooling work may trigger several trades and evaluation hold-ups. A builder should have the ability to describe those causal sequences without sounding defensive.

It is reasonable for homeowners to change their minds. It is also fair for builders to charge for the time and work required. The healthiest jobs treat changes as organization decisions, not personal conflicts.

How do you secure quality during the build?

Quality control need to not be scheduled for the final punch list. By then, numerous essential information are hidden behind drywall, siding, tile, or paint.

Ask the builder what examinations they perform beyond required local examinations. Building inspectors inspect code compliance, but code is the minimum legal standard, not a custom quality criteria. A home can pass examination and still have sloppy finish work, weak air sealing, poor tile layout, or irregular trim reveals.

A great builder has internal checkpoints. They might evaluate foundation measurements before framing, verify window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and walk kitchen cabinetry before countertops are templated. They might use blower door screening, duct leak testing, or third-party envelope assessments depending upon the home and regional energy requirements.

You do not need to become a construction specialist, but you should ask how quality is determined. If the response is "we use good people," keep asking. Good people still require standards, guidance, and accountability.

How do you deal with energy performance and comfort?

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

Ask whether the heating and cooling system is designed using proper load calculations rather than rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces humid or uneven. Small systems battle throughout temperature level extremes. Ask how fresh air ventilation is managed, especially in tighter homes. Inquire about insulation types, air sealing techniques, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows may make good sense in some environments and budgets, while top quality double-pane windows with much better air sealing may deliver more value somewhere else. Spray foam insulation can carry out well when installed properly, however it should be paired with

appropriate ventilation and wetness planning. Solar readiness may be worth going over even if panels are not set up immediately.

A thoughtful builder will not press every upgrade. They will help focus on based on environment, budget, style, and long-lasting plans. The goal is a home that feels quiet, dry, efficient, and comfortable, not simply one that examines a marketing box.

What does the warranty truly cover?

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

A new custom home generally includes service warranties on workmanship, materials, systems, and structural components, but terms vary commonly. Some warranties are supplied directly by the builder. Others come from manufacturers or subcontractors. Home appliances, roofing, windows, a/c devices, plumbing components, and finishes might each have separate service warranty terms.

Ask how warranty requests are submitted and how rapidly they are addressed. Ask whether there is an 11-month warranty walk before the very first year ends. Numerous homes experience minor settlement cracks, nail pops, door modifications, caulk separation, or seasonal movement during the first year. A structured warranty procedure assists handle these products efficiently.

Also ask what is not covered. Property owner maintenance matters. Caulking, grading, filter changes, humidity control, gutter cleaning, and appropriate usage of ventilation fans all impact performance. An expert builder should discuss upkeep responsibilities without utilizing them as a reason to avoid genuine guarantee work.

The guarantee discussion exposes the builder's mindset after last payment. You want a builder who stays orderly 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/m7piVPdMREuVy6B6>

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

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

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

Where is Vision Building & Renovation located?

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

Is Vision Building & Renovation a licensed general contractor?

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

How long has Vision Building & Renovation been in business?

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

Does Vision Building & Renovation build custom homes?

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

What kinds of remodels does Vision Building & Renovation do?

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

Does Vision Building & Renovation build outdoor living spaces?

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

Who owns Vision Building & Renovation?

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

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

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

Why choose Vision Building & Renovation as your general contractor?

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

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](#) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](#), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After 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.