

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 tasks where individual taste, family routines, land conditions, financing, engineering, and craftsmanship all satisfy in the exact same location. A good custom home builder can turn those moving parts into a home that feels unavoidable, as if it always belonged on that lot. The wrong builder can make even a generous budget plan feel stretched and a gorgeous plan feel exhausting.

Most homeowners know to ask about rate, schedule, and previous work. Those concerns matter, but they only scratch the surface. The much better concerns expose how a builder thinks, how they interact when something goes wrong, how they handle allowances, how they choose subcontractors, and whether they are truly suited for your kind of new home construction.

A dream home is not built on optimism alone. It is constructed on paperwork, decision-making, trust, and the daily routines of the people handling the task. Before you sign an agreement, slow the process down enough to ask the concerns that separate a refined sales pitch from a capable building operation.

Are you the best kind of builder for this home?

Not every home builder is the best suitable for every custom task. Some builders concentrate on production homes with restricted customization. Some focus on high-end custom homes with designers, engineers, designers, and complicated surface schedules. Others sit someplace in between, using semi-custom strategies with versatile designs and surface packages.

The first concern is not simply, "Can you build this?" Most skilled builders can say yes to a large range of projects. The much better question is, "How frequently do you build homes like this, at this level of complexity, in this location?"

A hillside home with maintaining walls, a long driveway, and stormwater requirements is a various project from a flat-lot build in an industrialized subdivision. A modern home with large glass openings, flush baseboards, concealed seamless gutters, and tight trim reveals needs various supervision than a standard home with standard housing and standard rooflines. A rural develop with well, septic, propane, and energy extensions includes various threats than a city infill job where access, sound, staging, and neighborhood guidelines end up being significant constraints.

Ask the builder to stroll you through two or 3 similar homes they have actually finished. Equivalent means comparable in scope, not just similar in square footage. A 4,000-square-foot home can be simple or extremely complicated depending on the website, architecture, mechanical systems, and finish level. If your prepared home consists of a chef's kitchen, aging-in-place bathroom style, elevator, detached store, pool home, or accessory home unit, ask particularly about those features.

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

What function will you play during design?

Some property owners employ an architect initially, finish the plans, and after that bring builders in to bid. Others select a design-build technique, where the builder and design team work together from the beginning. Both can work, however the timing changes the outcome.

When a builder is involved early, they can talk about cost, constructability, lead times, and site logistics before the illustrations are finished. That can prevent costly redesign later on. For instance, a homeowner may fall for a wall of folding glass doors till they discover the structural steel, drainage detailing, and product cost push that single feature far beyond the budget plan. Early builder input does not imply abandoning the design. It suggests understanding the cost of decisions while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services consist of. Some builders provide rough budgeting from schematic drawings, evaluation architectural plans, recommend engineers, aid assess land, and produce initial schedules. Others just price a finished plan set.

The key is clarity. If you expect the builder to direct style choices, recognize cost-saving options, and participate in meetings with your architect, that work has value and ought to be defined. A severe general contractor will typically charge for significant preconstruction services, especially on a real custom home. Free estimating based upon incomplete illustrations typically results in vague numbers, missed information, and frustration later.

How do you establish the budget?

A custom home spending plan should not be a single number written at the bottom of a proposal. It needs to be a living document with sufficient detail to show what is consisted of, what is assumed, what is omitted, and what remains undecided.

One of the most typical problems in new home construction is the gap in between a house owner's expectation and the builder's allowance. An allowance is a placeholder for an item not fully picked at agreement time, such as

tile, lighting, appliances, pipes fixtures, cabinets hardware, or landscaping. Allowances are not naturally bad. They are typically essential. The issue comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 may be affordable 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 clever controls are all consisted of. Tile is another location where house owners are typically stunned. The expense distinction in between an easy 12-by-24 porcelain tile and a handmade zellige tile affects not just material cost, however likewise labor, layout time, waste, and sometimes substrate preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, past jobs, supplier quotes, or generic placeholders? Will you get a line-item budget plan? How often is it upgraded? What occurs if choices go beyond the allowance? Will you see billings or supplier confirmations?

The best builders welcome budget conversations 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 found a bargain. Ask what is missing. Low bids can originate from effectiveness, but they can also come from insufficient scopes, thin allowances, omitted site work, or presumptions that will emerge later on as change orders.

Who will actually handle the job?

The individual who sells the job might not be the individual who runs it. That is not always a problem, but you require to understand the structure before work begins.

Ask who your everyday contact will be once construction begins. Will there be a dedicated job supervisor? A site superintendent? How typically will that individual be on website? The number of other projects will they be managing at the very same time?

Custom homes need close guidance since small decisions accumulate rapidly. Framing details affect window positioning. Window setup impacts flashing. Flashing affects siding and interior drywall. Mechanical chases affect ceiling heights. Cabinet designs impact electrical rough-in. If nobody is coordinating those information, the house owner may not see the consequences up until it is costly to fix them.

A skilled remodeling contractor or custom builder understands sequencing. They understand when the plumbing professional needs final fixture specs, when the cabinet store needs home appliance cut sheets, when the electrical expert needs lighting choices, and when the tile installer needs specific niche places and drain choices. The house owner does not need to handle every trade, however somebody does.

I have actually seen jobs stay calm through tough weather, delayed materials, and style changes due to the fact that the superintendent kept tidy notes and held trades responsible. I have also seen basic 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 communicate during construction?

Communication style can make or break the experience. Some builders use construction management software application with schedules, choices, photos, modification orders, and messages in one location. Others rely on e-mail, call, and weekly meetings. Either approach can work if it corresponds and documented.

Ask how typically you will get updates. Weekly prevails for custom homes, though active stages might require more frequent contact. Ask whether meetings occur on website, by video, or at the builder's office. Ask how

choices are taped. A spoken approval in the driveway may feel effective, but 6 weeks later nobody might keep in mind 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 experienced builder has had a footing examination delayed by rain, a backordered window, a failed compaction test, a framing conflict, or a trade error. The issue is not whether problems will occur. They will. The issue is whether the builder reports them without delay, provides choices, discusses expense and schedule impact, and files the decision.

A homeowner ought to likewise be truthful about their own communication needs. If you want comprehensive explanations and time to review selections, state so. If you travel typically, establish who can approve urgent items. If both spouses or partners should approve changes, tell the builder before the very first change order. Good interaction is a shared discipline.

What is included in your contract?

A custom home contract ought to be specific enough that both parties comprehend the deal. It should define the scope of work, agreement price or prices approach, payment schedule, allowances, exemptions, change order procedure, insurance requirements, conflict resolution, warranty terms, and approximated schedule.

There are a number of typical pricing structures. A fixed-price agreement offers the homeowner a defined rate for a defined scope, though modifications and allowances can still affect the final expense. A cost-plus contract charges the real expense of work plus a builder fee or portion. Some builders utilize a hybrid approach, especially when strategies are in-depth however particular choices or website conditions stay open.

No rates approach is instantly best. Fixed-price agreements can supply cost certainty, but the builder needs to include enough contingency to cover risk. Cost-plus agreements can be transparent, however they require trust, documents, and clear definitions of reimbursable expenses. What matters is whether the technique fits the project and whether you comprehend how the builder makes money.

Before signing, ask these agreement concerns in plain language:

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

That is the first of just a few minutes at the same time when you have optimal utilize and minimum expense exposure. Use it. If an agreement is unclear, request for information in writing. A professional builder will not be offended by careful review. They will normally prefer it since ambiguity creates conflict later.

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

Licensing requirements differ by state, county, and town. Some areas require a general contractor license. Others have registration systems or different requirements for plumbing, electrical, HVAC, septic, or specialized trades. Do not presume a builder is correctly qualified because they have a site, a truck, or a portfolio.

Ask for proof of licensing where relevant. Request for general liability insurance coverage and employees' payment protection. If subcontractors are used, ask how the builder verifies their insurance. If the task includes

structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who collaborates those professionals.

Permitting is another area where experience matters. A builder familiar with the regional structure department typically understands the common evaluation concerns, examination expectations, and paperwork requirements. That does not mean they get special treatment. It implies they understand how to send total information and prevent avoidable delays.

For rural or uncommon websites, inquire about ecological restrictions, access permits, energy easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can bring surprise expenses. Rock excavation, long energy runs, poor drainage, expansive soil, tree defense, and septic constraints can alter a budget plan considerably. The right builder will encourage due diligence before you devote too deeply.

Can I speak to current customers, not simply your favorite clients?

References matter, but curated referrals have limits. Every builder can generally produce a couple of pleased clients. Request for recent clients whose tasks resemble yours. If possible, request one customer whose home was finished at least a year ago. A house owner's viewpoint modifications after they have lived through a full cycle of seasons, utilized the heating and cooling system heavily, saw drainage during storms, and contacted the builder for guarantee items.

When you speak with 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 errors? Would they employ the exact same builder again?

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

You can likewise ask providers and trade partners, [Bathroom remodel](#) carefully and respectfully, about a builder's track record. Lumberyards, cabinet stores, window suppliers, and specialized trades frequently know which builders pay on time, schedule reasonably, and deal with people well. A builder who maintains strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you choose and manage subcontractors?

Most custom homes are built by a network of skilled trades. The builder coordinates excavation, concrete, framing, roof, pipes, electrical, A/C, insulation, drywall, trim, cabinetry, tile, flooring, painting, and more. Even builders with in-house crews count on subcontractors for specialized work.

Ask whether the builder utilizes the same subcontractors routinely or bids every task to the lowest available trade. Constant trade relationships frequently produce much better quality and smoother scheduling. Trades who know a builder's standards are more likely to prepare ahead and remedy concerns rapidly. Lowest-bid trade choice might minimize in advance expense, however it can increase supervision demands and quality risk.

That said, loyalty should not indicate complacency. Ask how the builder assesses trade efficiency. Do they inspect work before calling for local evaluations? Do they keep back payment up until punch products are solved? Do they need trades to secure completed surface areas? Do they impose job-site tidiness 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, but they shape resilience and comfort. A

builder who just speaks about counter tops and cabinet finishes might not be focused enough on the structure envelope and mechanical systems.

How do you deal with choices and deadlines?

Selections are where numerous custom home schedules lose time. Homeowners often think finishes can be selected later, and often they can. However "later on" gets here faster than expected.

Windows might need to be purchased before framing starts. Plumbing valves must be selected before rough-in. Appliance specifications affect cabinet style, electrical circuits, gas lines, ventilation, and sometimes framing. Tile choices affect shower layout, drain placement, niche sizing, and shift information. Exterior products affect weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It needs to show when decisions are required, not simply when items are installed. A bath tub might be installed months before the bathroom looks finished. A range might not show up till near the end, but the cabinet maker and electrical contractor need its specifications much earlier.

This is particularly crucial if your dream home consists of features motivated by a kitchen remodel or bathroom remodel you have actually admired online. Pictures rarely show the lead times and coordination behind the completed space. A large-format porcelain shower, for example, might require a specialty installer, more powerful substrate preparation, and mindful fixture placement. An integrated fridge needs exact opening measurements and ventilation clearances. A custom variety hood might require early coordination between cabinets, HVAC, and electrical trades.

A builder with a disciplined selection process will protect you from rushed 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 alter our minds?

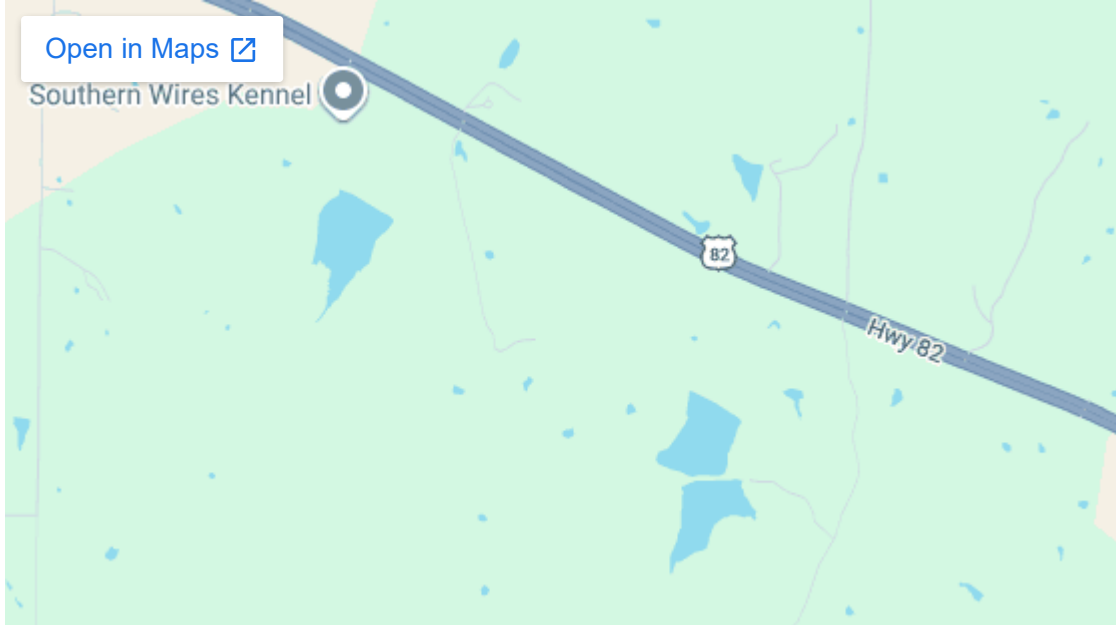
Change orders are typical in custom structure. The objective is not to eliminate them entirely. The goal is to handle them clearly.

Some changes are owner-driven, such as updating counter tops, including built-ins, expanding a patio area, or picking different floor covering. Others come from field conditions, code requirements, item schedule, or style conflicts. Each modification must be recorded with a description, expense, schedule effect, and approval before work proceeds whenever possible.

Ask how the builder rates alter orders. Exists a markup? Is there an administrative fee? Are credits handled at the exact same markup as additions? If a modification lowers work, will you receive the complete savings minus recorded costs already sustained, or is there a various formula?

Timing matters. Moving a wall on paper may be inexpensive. Moving it after framing, electrical rough-in, plumbing, and a/c work may activate several trades and evaluation delays. A builder ought to be able to describe those causal sequences without sounding defensive.

It is reasonable for house owners to change their minds. It is also reasonable for builders to charge for the time and work needed. The healthiest projects treat changes as service decisions, not personal conflicts.



How do you safeguard quality throughout the build?

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

Ask the builder what examinations they carry out beyond required municipal assessments. Building inspectors examine code compliance, however code is the minimum legal standard, not a custom quality benchmark. A home can pass assessment and still have careless surface work, weak air sealing, poor tile layout, or irregular trim reveals.



A good builder has internal checkpoints. They might examine structure dimensions before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and walk cabinetry before countertops are templated. They might use blower door screening, duct leakage screening, or third-party envelope examinations depending upon the home and local energy requirements.



CUSTOM WALL PANELING



You do not need to become a construction specialist, however you must ask how quality is determined. If the response is "we use great individuals," keep asking. Excellent individuals still need requirements, guidance, and accountability.

How do you deal with energy efficiency and comfort?

A custom home ought to do more than look excellent on move-in day. It must live well. Convenience depends upon insulation, air sealing, window performance, a/c style, moisture management, ventilation, and orientation. These elements are frequently less visible than flooring or countertops, however they form everyday satisfaction.

Ask whether the a/c system is designed using appropriate load estimations instead of rule-of-thumb sizing. Oversized systems can short-cycle, leaving spaces humid or unequal. Small systems battle during temperature level extremes. Ask how fresh air ventilation is handled, particularly in tighter homes. Inquire about insulation types, air sealing methods, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades include compromises. Triple-pane windows might make sense in some environments and budgets, while top quality double-pane windows with better air sealing may provide more value somewhere else. Spray foam insulation can carry out well when set up correctly, however it needs to be paired with appropriate ventilation and wetness preparation. Solar preparedness may be worth talking about even if panels are not set up immediately.



A thoughtful builder will not push every upgrade. They will assist prioritize based upon climate, budget, style, and long-term plans. The objective 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 guaranteeing their work. Ask what that implies in writing.

A new custom home typically consists of service warranties on workmanship, materials, systems, and structural components, however terms vary widely. Some warranties are offered directly by the builder. Others originate from makers or subcontractors. Devices, roof, windows, HVAC devices, pipes components, and finishes might each have different guarantee terms.

Ask how warranty demands are submitted and how quickly they are attended to. Ask whether there is an 11-month warranty walk before the first year ends. Many homes experience minor settlement cracks, nail pops, door adjustments, caulk separation, or seasonal movement throughout the first year. A structured guarantee procedure assists handle these items efficiently.

Also ask what is not covered. Homeowner upkeep matters. Caulking, grading, filter modifications, humidity control, gutter cleansing, and appropriate usage of ventilation fans all affect performance. A professional builder ought to explain maintenance responsibilities without using them as an excuse to avoid genuine warranty work.

The guarantee conversation exposes the builder's mindset after final payment. You want a builder who remains organized and responsive when the excitement of conclusion has passed.

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

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

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

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

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

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

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

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

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

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

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

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

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

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/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](tel:(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:(435) 669-4133), 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.